

December 19, 2014

Environmental Management Support, Inc. Attn: Mrs. Edie Findeis Cromwell 8601 Georgia Avenue, Suite 500 Silver Spring, MD 20910 301-589-5318

Re: City of Camden Redevelopment Agency

EPA Brownfields Assessment Grant Application

Camden Laboratories

Dear Mrs. Cromwell:

Enclosed please find an application for an EPA Brownfields Assessment Grant for the above-referenced site for the City of Camden Redevelopment Agency (CRA) of the City of Camden, New Jersey.

Pertinent applicant information follows:

a. Applicant: City of Camden Redevelopment Agency

City Hall, 520 Market Street, Suite 1300

Camden, New Jersey 08102

b. Applicant DUNS: 808905579

c. Funding Requested: i) Grant Type - Assessment

ii) Federal Funds Requested - \$350,000 (waiver requested)

iii) Contamination - Hazardous Substances: \$350,000

iv) Site-specific

d. Location: The City of Camden, Camden County, New Jersey

e. Property Information: Camden Laboratories

1667 Davis Street

Camden, New Jersey 08103

f. Contacts:

i) Project Director: Mr. James Harveson

City of Camden Redevelopment Agency City Hall, 520 Market Street, Suite 1300

Camden, New Jersey 08102 jaharves@ci.camden.nj.us Phone: (856) 757-7600 Fax: (856) 964-2262

ii) Chief Executive: Ms. Saundra Johnson, Executive Director City of Camden Redevelopment Agency City Hall, 520 Market Street, Suite 1300

> Camden, New Jersey 08102 sajohnso@ci.camden.nj.us Phone: (856) 757-7600 Fax: (856) 964-2262

g. Date Submitted:

December 19, 2014

h. Project Period:

October 1, 2015 - September 30, 2018

Population:

i) Population of the City of Camden: 77,606 (2008-2012 American

Community Survey)

ii) Population of the jurisdiction targeted by this grant: 77,606

(2008-2012 American Community Survey)

Other Factors Checklist Please see attached.

I am excited about the opportunity that this grant will provide to the citizens of the City of Camden and look forward to a favorable response. Thank you for your consideration.

Sincerely

Saundra Johnson **Executive Director**

CITY OF CAMDEN REDEVELOPMENT AGENCY, NEW JERSEY US ENVIRONMENTAL PROTECTION AGENCY SITE-SPECIFIC ASSESSMENT GRANT PROPOSAL CAMDEN LABORATORIES SITE December 19, 2014

1. COMMUNITY NEED

a. Targeted Community & Brownfields

- River from Philadelphia and boasts an impressive history: not only were the first records made here, so were the first color televisions, the first commercial recording studio, and the first drive-in movie theater. During World War II, Camden was home to the largest shipyard in the world. However, in recent times, Camden has captured national headlines for pervasive poverty and violent crime that occurs in and around the city's estimated 210 brownfields. The target of this grant proposal is a brownfield located in the Whitman Park/Mt. Ephraim Avenue neighborhood of Camden known as the former Camden Laboratories site (Camden Labs). At 3.6 acres, the site is surrounded by a predominantly residential area just blocks from the Ferry Avenue PATCO (Port Authority Transit Corporation) high speed commuter rail station. Two community hospitals are also proximate to the property, and a park is adjacent to the site. The site is also a mile from the Cooper River, a tributary of the Delaware River.
- ii. <u>Demographic Information</u>: Demographic information presented below compares the target Whitman Park/Mt. Ephraim Avenue area's Census Tract 6015 to national, state, and local averages. As is shown in the table below, the targeted Census Tract contains a concentration of sensitive populations such as non-English speaking individuals, children, women of childbearing age, and disabled adults. Nearly every major economic indicator in the targeted area is significantly higher than the state and national averages. In targeted Census Tract 6015, the unemployment rate is nearly three times higher than the national and state averages. Camden is also plagued with alarming poverty rates many times higher than the national and state averages. Children of single mothers and senior citizens are particularly impoverished. In addition, at least one-third of households in the target area have received federal food stamp benefits in the prior year. Educational attainment in the area, a primary indicator of earning power, is also lacking, as the population without a high school education is 32% compared to the national average of 14%.

Demographic Information for Camden¹

Demographic Indicator	United States	New Jersey	Camden Co.	Camden City	Census Tract 6015
Population	309,138,711	8,793,888	513,660	77,606	5,501
% Population Women of Childbearing					
Age	24.7%	24.7%	25.0%	28.0%	31.2%
Households with Individuals < 18	33.3%	34.9%	34.5%	43.9%	40.3%
Minority Population ²	25.8%	30.4%	35.4%	84.4%	94.9%
Unemployment Rate	9.3%	9.5%	11.4%	23.9%	26.1%
Median Household Income	\$53,046	\$71,637	\$62,320	\$26,705	\$26,449
Per Capita Income	\$28,051	\$35,928	\$30,652	\$12,869	\$14,561
Families Below Poverty	10.9%	7.4%	9.4%	35.2%	35.8%

Demographic Indicator	United States	New Jersey	Camden Co.	Camden City	Census Tract 6015
Single Mother Households w/Related					
Children <18 Below Poverty	39.1%	31.6%	35.9%	56.1%	56.1%
Individuals Below Poverty	14.9%	9.9%	12.1%	38.6%	40.8%
Individuals 65+ Below Poverty	9.4%	7.8%	9.0%	28.3%	29.9%
Households Receiving Food Stamp					
Benefits in the Past 12 Mos.	11.4%	6.8%	9.7%	35.0%	33.9%
Families w/Grandparents Responsible					
for Grandchildren	39.8%	26.5%	30.4%	40.1%	56.6%
Non-Institutionalized Civilian					
Population 18-64 w/Disability	10.0%	7.4%	10.5%	17.3%	20.7%
Population Lacking High Sch. Diploma	14.3%	12.1%	13.4%	35.8%	32.0%
Language Other Than English	20.5%	29.6%	19.7%	45.4%	28.4%
Vacancy Rate	12.5%	10.4%	8.0%	16.7%	21.4%
% Occupied Housing w/No Vehicles	9.0%	11.7%	11.4%	34.5%	41.2%
Housing Burdened (Paying > 30%					
Gross Income for Rent)	52.1%	53.3%	56.7%	68.2%	80.4%
Population Density	87.5	1,195.8	2,321.5	8,700.2	N/A
Housing Stock Pre-1980	57.7%	70.1%	75.2%	84.4%	84.4%
Violent Crime Per 100,000 People ³	386.9	290.2	N/A	2,566.1	N/A

Data from the 2008-2012 American Community Survey five-year estimates.

iii. <u>Brownfields</u>: Given the robust industrial history of Camden, nearly every redevelopment initiative that is undertaken by the City of Camden Redevelopment Agency (CRA) has a brownfield component which needs to be addressed. Based on an analysis of existing state and federal databases, as well as cataloguing efforts conducted as part of the CRA's prior EPA brownfields assessment grants, it is estimated that there at least 210 brownfields in Camden. Most sites that the CRA addresses tend to be small lots less than an acre in size, with a lesser percentage being larger sites, like the 3.6-acre Camden Labs site. Petroleum, polycyclic aromatic hydrocarbons (PAHs), heavy metals, and other contaminants from these brownfields are found throughout the soils and/or groundwater in Camden at concentrations which exceed human health risk-based standards. These sites contribute to the severe blight that Camden contends with and make revitalization of this historic city even more challenging.

The site targeted by this grant proposal is the Camden Labs site. In the early 1920, the site was developed as a hospital. The site was then used for a variety of industrial and commercial purposes and was last used until at least 2007 as a medical laboratory. The site has been vacant since 2008 and is a predominantly residential neighborhood not far from Mt. Ephraim Avenue, a major commercial corridor. Site investigations and limited environmental remediation activities were conducted at the site between 1989 and 2009. The site is known to still be contaminated, including mercury contamination in soil and chlorinated solvents in groundwater.

iv. <u>Cumulative Environmental Issues</u>: The abundance of brownfields in Camden diminishes quality of life and poses potential health hazards to the city's families. In addition to the environmental concerns related to the Camden Labs site, the nearly 100% minority population in

²Data represents respondents identifying themselves as a race other than solely white.

³Data from Federal Bureau of Investigation (FBI) 2012 Uniform Crime Reports.

the targeted community contends with the inequitable distribution of environmental burdens. Interstate 676 is located just west of the neighborhood, cutting off the neighborhood from Camden's waterfront and points to the west, and contributing to the air pollution and congestion that residents must contend with. In addition, there are other environmental burdens not experienced in the wealthier, suburban areas of Camden County: a county incinerator plant borders the community; odors from the county sewage treatment plant impact the area; and water quality challenges are associated with combined sewer systems that are well over 100 years old.

b. Impacts on Targeted Community: Residents in the target neighborhood are negatively impacted by a vicious cycle of contaminated, vacant land that contributes to community blight, resulting in an unwillingness of developers to invest here. Residents suffer from economic impacts as well as the direct health impacts stemming from the cumulative environmental issues discussed above. These issues impact Camden disproportionately from an economic sense, as described above, as well as exhibiting a disproportionate negative health impact. Exemplary negative health impacts in the Whitman Park/Mt. Ephraim Avenue neighborhood include:

Public Health & Obesity: A recent survey funded by the US Department of Housing and Urban Development (HUD) of residents' health in a public housing complex in the Mt. Ephraim area concluded that: 60% of residents have high blood pressure; 67% have asthma; 31% of households included someone with a long-term illness; and 37% of households had someone who has been diagnosed with mental health problems. Based on heights and weights reported by respondents, more than half would be considered overweight. A similar survey was conducted for a second public housing complex, where 50% of residents would be considered overweight.

Lead Poisoning: Camden's residents suffer from the negative environmental impacts of both indoor and outdoor pollutants. For example, lead was widely used in house paints prior to its ban in 1978. Camden has a high percentage of housing built prior to 1980, particularly in Census Tract 6015. According to the 2008-2012 American Community Survey 5-Year Estimates, nearly 85% of all housing in Census Tract 6015 was built before 1980. High blood lead levels have been documented to impair learning; a potential contributing factor to the high levels of the target population lacking a high school diploma. In addition to lead-based paint in housing, potential sources of lead contamination are the brownfields throughout Camden. The Camden Labs site is known to have existing lead contamination on-site.

Air Pollution: Camden has been the focus of government and university studies that have analyzed air quality, asthma, lead, and environmental justice metrics as well as performed educational outreach in the area. In 1996, EPA's National-Scale Air Toxics Assessment found that Camden had the highest cancer risk from hazardous air pollutants in the country—1,300 in one million. Likewise, the New Jersey Department of Environmental Protection (NJDEP)-led Air Toxics Pilot Project assessed air toxics and particulate matter through an emissions inventory, dispersion modeling for key facilities, risk assessment, and air monitoring. The project concluded that Camden had relatively high particulate levels, some of which included toxic metals like arsenic, cadmium, lead, and nickel, as well as high ambient levels of fine particulate matter detrimental to those citizens with respiratory afflictions. One of NJDEP's air monitoring stations was located on the Camden Labs site. Brownfields, such as the target site, interspersed among residences provide potential sources of inorganic contaminates in exposed surface soils.

Crime: The presence of brownfields like the Camden Labs site also impact public safety. The site is a known haven for illicit activities like vandalism, illegal dumping, and drug use. Further, Mt. Ephraim Avenue currently includes many vacant storefronts. It is not surprising that such a high trafficked area, interspersed with abandoned storefronts, serves as an open air drug market. In May of 2014, the FBI launched Camden's largest drug takedown in over a decade. With operations based in the target area, the drug organization had an extensive distribution network extending throughout the neighborhood and points beyond to include Philadelphia and surrounding towns. In addition, in 2001, a commuter using the high speed rail station blocks from the Camden Labs site was abducted and killed. Despite having occurred over a decade ago, this crime still reverberates in the community, and safety remains a concern for use of the station.

c. Financial Need

Economic Conditions: According to the 2008-2012 American Community Survey 5-year estimate, while the population density of the US is 87.5 people per square mile, New Jersey is nearly 14 times denser at 1,195.8 people per square mile, making it the most densely populated state in the nation. Given these numbers, Camden's overall population density is shocking, at 8,700 people per square mile, or about 100 times denser than the national average. This density, coupled with the disproportionate rates of sensitive, economically disadvantaged populations, results in a higher demand for a wider range of social and economic services per taxable area. Given the high degree of poverty, the large service demand is not commensurate with the City's available financial resources. This dichotomy of a need for services contrasted with scant resources is further exacerbated by the fact that having a concentration of non-profit social service providers means that more property is occupied by those that do not pay local property taxes. Today, almost half of the assessed property value in Camden is exempt from taxation. Such a formula for poverty and density equates to scarce discretionary funds.

Camden is truly the most distressed city in the state of New Jersey. According to information published by the state's *Multi-Year Recovery Plan* for Camden, Camden's tax ratable base is the smallest in NJ on a per capita basis, at approximately one-half that of other cities and one-quarter of Camden County. Further, the CRA is not directly funded by tax revenues and is without the required budget for the environmental work needed to investigate and remediate heavily contaminated sites. Given the fiscal state of the city and competing needs for basic services, the CRA is unable to address these brownfields outside assistance and relies on federal and state funding sources to investigate and remediate the sites. Without outside assistance in the form of an EPA Site-Specific Assessment Grant, the CRA will be unable to fund the investigation necessary in order to attract a developer to the target site.

ii. <u>Economic Effects of Brownfields</u>: Camden residents are negatively impacted by a cycle of contaminated vacant land that contributes to community blight, resulting in an unwillingness of developers to invest in neighborhoods like the Whitman Park/Mt. Ephraim Avenue area. Brownfields like the Camden Labs site represent lost tax revenue and lost job opportunities.

Further, vacant brownfields showcase a disinvestment in communities and become a magnet for social ills such as drug use and crime. According to the FBI, in 2012 the violent crime in Camden was nearly seven times that of the national rate and nearly nine times the state rate

(Uniform Crime Reporting Statistics). Camden is continually listed in the top 25 of annual CQ Press list of America's Most Dangerous Cities; in 2014, Camden once again held the top spot on the list. Mt. Ephraim Avenue in the targeted neighborhood has one of the highest crime rates in the city. According to the Camden County Police Department, two focal points along Mt. Ephraim Avenue were considered "high density" crime areas in the city for the 2013 reporting period. Over the past few years, hundreds of shootings and dozens of homicides have taken place in this area, much of it associated with open air drug trade. In 2013, 14 homicides occurred in the Whitman Park/Mt. Ephraim neighborhood. These public safety concerns are some of the competing needs for basic services that strain the municipal budget.

Despite all of this, as has been recently covered by the New York Times, Face the Nation, and NBC Nightly News, there are glimmers of hope in Camden. Camden's violent crime rate is still unacceptably high compared to other cities, but since a new police force took over in May 2013, crime is down. In the summer of 2012, the year the city broke its own record for homicides, 21 people were murdered in Camden; in 2014, there were six. In addition, the Economic Opportunity Act of 2013 sought to create a more business-friendly climate by increasing tax incentives for companies to set up shop in New Jersey. In the last six months, six major development projects in Camden have been approved by the New Jersey Economic Development Authority (NJEDA) for tax credits worth a total of \$614 million, leading to the creation, retention, or relocation of 2,000 jobs to Camden. In addition, new market-rate apartments are being built or renovated to meet the growing demand from the city's expanding medical community, a new supermarket has opened a store in Camden for the first time in 30 years, and the City has begun the bond-financed demolition of about 600 abandoned houses. These positive signs make public investment in brownfields even more critical, as the CRA struggles to maintain this forward momentum and not lose the advances that have been recently made. Despite this new investment and redevelopment, redeveloping brownfields in Camden is still an uphill battle, as the negative value of the real estate in the city means many property owners are underwater and that public subsidy is still needed to leverage private redevelopment.

2. PROJECT DESCRIPTION & FEASIBILITY OF SUCCESS

a. Project Description

i. <u>Project Description</u>: Beginning in 2013, a HUD Choice Neighborhoods Planning Grant funded the development of the *Mt. Ephraim Choice Transformation Plan*. This plan covers three neighborhoods in Camden surrounding the Mt. Ephraim Avenue corridor of Camden, including the neighborhood known as Whitman Park that is home to the target site. The *Choice Transformation Plan* sets forth strategies for using the redevelopment of distressed public housing as a catalyst for community transformation into a transit-oriented neighborhood. Working with residents and the private sector, the plan focuses on the transformation of several public and other federally subsidized housing developments as a force for revitalization.

During the development of the Choice Transformation Plan, community members overwhelmingly agreed that the Camden Labs site offers tremendous redevelopment potential given its size and location. The 3.6-acre site is located in an irregularly-shaped parcel in the southeastern-most portion of the Whitman Park/Mt. Ephraim Avenue neighborhood. The known contaminated site shares an entire city block with Whitman Park, which includes a playground

and ball field immediately south of the site. The surrounding area is predominantly residential with areas of industrial and commercial development along Haddon and Mt. Ephraim Avenues.

Grant funding will be used to perform a Remedial Investigation of the site, as well as demolish buildings, which is necessary in order to access the soil underneath to complete the investigation. Investigations to date have been hampered by a vacant compound of institutional buildings of approximately 50,000 square feet. Given the interest in the site expressed by developers and the neighborhood vision, it is expected that the site will be redeveloped as mixed residential and commercial uses following the completion of investigation and remediation.

- ii. Project Timing: The timeline of key project activities includes:
- The CRA procures an on-call pool of environmental engineering firms annually. This list will undergo its annual "refreshment" within three months of the grant award, and a request for pricing for the project will be issued to the reestablished list. The procurement will be done on a competitive basis in accordance with all applicable local, state, and federal regulations.
- The Camden Labs site is privately owned but is in arrears. The CRA has begun the foreclosure process and expects to secure site access by mid-2015, prior to the grant award.
- Task 2, Environmental Engineering, will run for the entire three years, as it will culminate in development of the site's Remedial Investigation Report following the performance of all other tasks. Task 3, Preliminary Remedial Investigation and Pre-Demolition Survey is expected to be completed within 12 months of grant award, and Task 4, Site Demolition and Clearing, is expected to be completed within 20 months of the grant award. Task 5, Remedial Investigation, will be the last task completed approximately 34 months post-grant award. The parties responsible for these tasks are outlined below in the Task Description section.
- Community meetings will be held at the completion of Tasks 3, 4, and 5.

iii. Site Selection: The site was first developed for use by the City of Camden in the early 1920s as the Camden Municipal Hospital for Contagious Diseases. In the 1950s, the facility was transformed into the South Jersey Medical Research Foundation Laboratory medical research center. The hospital buildings were subsequently demolished, and the laboratory buildings currently on-site were built between the 1950s and 1980s. The site was purchased by its current owner, Camden Laboratories, in 1989 and then operated as medical laboratories until at least 2007. The site has been vacant since 2008. Because the site is currently in arrears, the CRA is moving forward with a tax lien foreclosure. Currently, approximately two-thirds of the parcel is covered by asphalt-paved parking areas and a vacant compound of institutional buildings of approximately 50,000 square feet. The buildings consist of contiguous one- and two-story structures with a partial basement. The structures are in extremely poor condition and subject to vandalism and illegal dumping. The remaining portions of the site consist of unpaved areas.

The site has been the subject of environmental investigation and remediation since 1989; including: the closure of the three fuel oil underground storage tanks in 1989; a Preliminary Assessment in 2007; a Preliminary Assessment, Site Investigation, and Remedial Action Workplan in 2008; and a Supplemental Site Investigation in 2009. No additional investigation or remediation has been completed since 2009. Per reports reviewed from NJDEP's files, 16 areas of concern have been identified at the site.

b. Task Description & Budget Table

i. <u>Task Description</u>: The project tasks will include the following:

Task 1 – Cooperative Agreement Oversight & Community Outreach: To ensure the smooth management of the grant, compliance with all reporting and procurement requirements, and timely completion of project tasks, the CRA will engage a professional grant management consulting firm that has experience in federal grants management that will: assist in the procurement of the remediation engineering oversight consultant and remediation contractor; work with the site's Licensed Site Remediation Professional (LSRP), NJDEP, and EPA to ensure all environmental and grant requirements are met; and perform all grant budget tracking, compliance, and reporting activities. The firm will be competitively retained in accordance with all federal, state, and local procurement requirements.

The CRA will provide project management services to manage contractors and act as a liaison with NJDEP. The CRA will also continue to work with the community regarding the remediation and redevelopment of the site. The CRA Project Manager will attend local community meetings as well as meet with community leaders to ensure the public is aware of the ongoing remediation and has the opportunity to raise any concerns during the implementation of the workplan. This includes: placing signs at the site describing the investigation and providing a contact for additional information; the establishment of a public document repository; and the mapping of all nearby sensitive receptors. At least three community meetings are anticipated to be held by the CRA Project Manager: one to relay the results of the investigation, another to discuss the plans for remediation, and the third a charette to plan for the site's redevelopment.

The outputs from this task will include the number of: ACRES updates; quarterly reports, MBE/WBE reports, and financial reports submitted; grant-related meetings held; and brownfields conferences attended by staff. Outputs will also include grant closeout documents, the number of public meetings, calls from the public, and signs installed.

Task 1 Budget - Cooperative Agreement Oversight & Community Outreach						
Item	Qty.	Unit	Unit Cost	Subtotal		
Personnel CRA Project Manager	200	HR	\$51.92	\$10,384		
Fringe CRA Project Manager	0.2911	%	-	\$3,021		
Contractual Grant Management Consultant	3	YR	\$3,000	\$9,000		
CRA EPA conference attendance	1	Each	\$1,500	\$1,500		
		T	ask 1 Total:	\$23,905		

Task 2 – Environmental Engineering: A qualified environmental engineering firm will be procured to provide direct project oversight and management, prepare Public Notification documentation and a Remedial Investigation Workplan (RIW), Quality Assurance Project Plan (QAPP), and Health and Safety Plan (HASP). A New Jersey LSRP, to be provided by the environmental engineer, will be retained to provide oversight, certification, and observation services for all environmental work. The LSRP will certify and approve all reports and submittals as required by NJDEP regulation, including the Administrative Requirements for the Remediation of Contaminated Sites (NJAC 7:26C) and Technical Guidance for Site Remediation (NJAC 7:26E). This includes payment of the associated NJDEP Annual Remediation Fee and other required document review fees. The consultant will prepare a Pre-Demolition Survey Workplan and Final Report documenting and quantifying all potential on-site hazardous and

non-hazardous material waste streams, to quantify as precisely as possible the costs of site demolition and disposal or recycling of waste materials (the workplan and final report are included in this task, while the actual survey work is included in Task 3). The engineer will then prepare bid specifications and construction documents to assist the CRA in procuring a contractor to complete site demolition and clearing. Following completion of all site work, the environmental engineer will prepare a Remedial Investigation Report (RIR)/Remedial Action Workplan (RAW), including a Receptor Evaluation, documenting all site activities and providing recommendations for future work to complete site remediation. The outputs from this task will include the reports listed in the table below.

Task 2 Budget – Environmental Engineering						
Item	Qty.	Unit	Unit Cost	Subtotal		
Licensed Site Remediation Professional	1	Lump Sum	\$5,500	\$5,500		
Annual Remediation Fee	1	Lump Sum	\$15,000	\$15,000		
Review of Environmental Case Files	1	Lump Sum	\$2,500	\$2,500		
Site Remediation Reform Act Forms &						
Certifications	1	Lump Sum	\$3,500	\$3,500		
QAPP	1	Lump Sum	\$2,500	\$2,500		
HASP	1	Lump Sum	\$2,500	\$2,500		
Public Notification	1	Lump Sum	\$1,500	\$1,500		
Receptor Evaluation	1	Lump Sum	\$2,500	\$2,500		
Pre-Demolition Workplan	1	Lump Sum	\$2,500	\$2,500		
Pre-Demolition Final Report	1	Lump Sum	\$3,500	\$3,500		
Demolition Bid Specifications	1	Lump Sum	\$5,000	\$5,000		
Remedial Investigation Workplan	1	Lump Sum	\$7,200	\$7,200		
RIR/RAW	1	Lump Sum	\$10,500	\$10,500		
		Ta	sk 2 Total:	\$64,200		

Task 3 – Preliminary Remedial Investigation and Pre-Demolition Survey: The environmental engineer will complete a Pre-Demolition Survey of the site, as described in Task 2. This will require some site clearing and selective demolition to remove strategic areas of remnant pavement, concrete and masonry structures and debris, and waste piles so as to access the underlying areas for sampling, drilling, installation of test pits, and other investigation activities, as required. Prior to initiating activities at the site, a New Jersey licensed structural engineer will inspect the structures to identify any potential structural hazards or limitations. The outputs from this task will include the Pre-Demolition Survey and the volume of investigation-derived waste

Task 3 Budget - Pre-Demolition Survey						
Item	Qty.	Unit	Unit Cost	Subtotal		
Professional Services						
Project Engineer/Geologist	5	Day	\$115	\$575.00		
Field Technician (2)	10	Day	\$95	\$950		
Structural Engineer	1	Lump Sum	\$3,500	\$3,500		
Boundary Survey	1	Lump Sum	\$7,000	\$7,000		
Equipment						
Excavator w/Operator	2	Day	\$1,750	\$3,500		
Loader & Operator	2	Day	\$1,800	\$3,600		

Task 3 Budget - Pre-Demolition Survey						
Laborer	2	Day	\$650	\$1,300		
Laboratory Services						
Concrete & Masonry Samples Analysis	10	Each	\$925	\$9,250		
PCB Material Analysis	15	Each	\$100	\$1,500		
Full RCRA TCLP Waste Characterization	10	Each	\$650	\$6,500		
Disposal of Investigation-Derived Waste						
Construction & Demolition Waste Disposal	15	Tons	\$140	\$2,100		
Non-Hazardous, Contaminated Soil Disposal	100	Tons	\$72	\$7,200		
Concrete Recycling Pursuant to NJAC 7:26A	60	Tons	\$65	\$3,900		
Liquid Disposal (Non-Hazardous)	1,500	Gallons	\$1.90	\$2,850		
Task 3 Total: \$5						

Task 4 – Site Demolition & Clearing: A contractor will demolish and dispose/recycle of: all structures and contents; at-grade structures, such as asphalt pavements and concrete floors; and sub-grade structures, such as basements and foundations, as necessary to complete site investigation activities. Site preparation will include: clearing and grubbing; construction/repair of a security fence and construction entrance as required; and installation of all required Soil Erosion and Sediment Control structures. The output will include the tons of materials removed.

Task 4 Budget – Site Demolition & Clearing						
Item	Qty.	Unit	Unit Cost	Subtotal		
Site Preparation	1	Lump Sum	\$10,000	\$10,000		
Site Demolition & Disposal	1	Lump Sum	\$115,000	\$115,000		
Task 4 Total:						

Task 5 – **Remedial Investigation:** Following completion of all demolition and clearing activities, the consultant will mobilize to complete a Remedial Investigation and will include the following:

- Subsurface soil sampling to delineate areas of impacted subsurface soil, including the use of Geoprobe to collect soil samples up to a maximum of 50 feet below grade and the use of field screening techniques.
- Conversion of up to ten of the soil borings to temporary groundwater sampling points to a
 maximum depth of 50 feet below grade, for development, sampling, and closing as per
 NJDEP requirements.
- Installation of up to five two-inch diameter monitoring wells up to 50 feet below grade by a New Jersey licensed well driller in accordance with the requirements of NJAC 7:9D ("Well Construction and Maintenance"). Each well will be surveyed by a New Jersey licensed land surveyor and the necessary NJDEP Forms A and B will be provided.
- Two rounds of groundwater monitoring at the permanent wells to assess groundwater quality. The outputs for this task will include the number of samples analyzed.

Task 5 Budget – Remedial Investigation						
Item Qty. Unit Unit Cost Subtotal						
Professional Services						
Project Engineer/Geologist	5	Day	\$115	\$575		
Field Technician (2) 10 Day \$95						

Task 5 Budget – Remedial Investigation					
Item	Qty.	Unit	Unit Cost	Subtotal	
Groundwater sampling event	2	Each	\$4,500	\$9,000	
Laboratory Services					
Soil & Groundwater TCL/TAL + 30	40	Each	\$650	\$26,000	
EPH Category II Analysis, Soil	30	Each	\$350	\$10,500	
Mercury Analysis		Each	\$55	\$1,375	
Chrome VI Analysis	8	Each	\$65	\$520	
Full RCRA TCLP Waste Characterization		Each	\$650	\$3,250	
Subcontractor					
Geophysical Survey	1	Lump Sum	\$2,000	\$2,000	
Geoprobe (incl. operator, mob/demob &					
collection of soil samples up to 50' below grade)	5	Day	\$2,500	\$12,500	
Geoprobe temporary groundwater sampling					
points (10 wells up to 50').		Feet	\$6	\$3,000	
Installation of 2" monitoring wells up to 50' bg	3	Each	\$4,500	\$13,500	
Task 5 Total: \$83,170					

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11.	Budget	lable

Categories	Project Tasks					
	Task 1 Coop. Agr. Oversight	Task 2 Env. Engineering	Task 3 Pre-Demo Survey	Task 4 Site Demo & Clearing	Task 5 Remedial Invest.	Total
Personnel	\$10,384					\$10,384
Fringe Benefits	\$3,021					\$3,021
Travel	\$1,500					\$1,500
Equipment						\$0
Supplies						\$0
Contractual	\$9,000	\$64,200	\$53,725	\$125,000	\$83,170	\$335,095
Other (specify)						\$0
TOTAL	\$23,905	\$64,200	\$53,725	\$125,000	\$83,170	\$350,000

- c. Ability to Leverage: The EPA funding will leverage prior and future sources from the CRA and the CRA's partners to ensure successful redevelopment of the Camden Labs site. Documentation of leveraged funding and resources can be found in Attachment 5 and include:
- The aforementioned \$300,000 HUD Choice Neighborhoods Planning Grant;
- EPA Assessment Grant funding for a contractor to conduct NJDEP file reviews and evaluate the data for the site in the amount of \$5,289.25;
- A \$62,565 local Economic Recovery Board Planning Grant to prepare a *Redevelopment Plan* for the Whitman Park/Mt. Ephraim Avenue area, to be discussed further below;
- In the fall of 2014, the CRA applied for EPA Area-Wide Planning Grant funding for the Mt. Ephraim Avenue neighborhood, anticipated in the spring of 2015. This would allow for additional planning activities for this and other brownfields in the neighborhood;
- The site is located in a HUD Renewal Community. The project therefore leverages the resources brought to bear from that federal designation;

- A potential remediation funding source is the CRA's EPA Revolving Loan Fund grant; and
- A potential redevelopment funding source is NJEDA's Economic Redevelopment and Growth Program. This developer incentive program would provide tax credits of up to 40% of project costs for the Camden Labs site since Camden is one of five Garden State Growth Zones.

3. COMMUNITY ENGAGEMENT & PARTNERSHIPS

a. Community Involvement Plan & Communicating Project Progress

- Community Involvement Plan: Community involvement is a vital component of i. Camden's Brownfields Program. Galvanized around the challenges facing the City, Camden's citizens are organized, vocal, and effective advocates for their interests. With the award of the HUD Choice Planning Grant to the Housing Authority of the City of Camden (HACC), a public accountability and governance structure was established for revitalization efforts in the Mt. Ephraim area. Kicked off in March 2013, the Choice Neighborhood Executive Leadership Council was established as the steering committee for the effort. Supported by six task forces, the Leadership Council contains representatives from the City, the Housing Authority, the CRA, residents, and other organizations, such as the non-profit community development corporations like Cooper's Ferry Partnership, among many others. Stakeholder engagement associated with the development of the Choice Plan was extensive and included multiple public meetings and Task Force working group meetings. A subset of this structure will coordinate community meetings regarding the Camden Labs site. It is envisioned that at least three community meetings will be held during the course of EPA-funded activities to relay the results of the investigation, the plans for remediation, and a charette to plan for the site's redevelopment, respectively. In this way, neighborhood leaders, non-profits, and other organizations will be engaged in the project.
- ii. <u>Communicating Progress</u>: South Jersey's largest newspaper, the *Courier-Post*, is the most appropriate and effective local newspaper through which to communicate information about community meetings regarding the Camden Labs site. In addition, an email list serve of engaged stakeholders already exists thanks to the HUD-funded planning efforts. This email list will be used to communicate progress and to announce the date and location of community meetings.

Camden also has a large non-English speaking population. As shown in the table above, nearly one out of every three residents in the Whitman Park area speaks a language other than English. The CRA therefore recognizes the importance of outreach programs to non-English speaking residents, most of whom speak Spanish, through the provision of meeting announcements in Spanish and assistance to residents who require translations. Providing such announcements in Spanish is something the CRA has done previously for brownfields and other redevelopment-related information, and we will continue to do so. Should any additional communication or cultural barriers arise, the CRA will accommodate those members of the community.

b. Partnerships with Governmental Agencies

i. <u>Local/State/Tribal Environmental Authority</u>: When the site was initially investigated, it was enrolled in the state Voluntary Cleanup Program (VCP) and NJDEP provided technical support and regulatory oversight. The VCP was replaced by the Licensed Site Remediation Professional (LSRP) Program in 2009; however, NJDEP continues to serve an active partner with assisting the CRA address brownfields, providing technical assistance and support for many of the large-scale brownfield redevelopment projects in Camden.

ii. Other Relevant Governmental Partnerships: The CRA will partner with EPA Region 2 for environmental activities overseen by the LSRP. As such, the CRA will be working with EPA to ensure the investigation and eventual remediation work will address contamination in a manner protective of human health and the environment. To this end, we meet with our EPA Project Officer on a quarterly basis and will continue to do so. The CRA also partners with other federal agencies like HUD, which has an office in Camden and provided funding for the Choice Planning effort. We also partner with NJEDA for development-related funding. Under this grant, these relationships will be continued and strengthened as the project progresses.

c. Partnerships with Community Organizations

- i. <u>Community Organization Description & Role</u>: The CRA has developed strong partnerships with many community organizations, and the following organizations will play a key role in the successful implementation of the EPA funding for the Camden Labs site:
- Camden County College (CCC): As is discussed in the Job Creation Potential section below, CCC is the recipient of an EPA Workforce Development and Job Training grant. Local graduates of their Sustainable Brownfield Training Program could be hired to help with grantfunded activities on the Camden Labs site.
- Cooper's Ferry Partnership (CFP): CFP is a non-profit dedicated to creating and carrying out economic development projects within Camden. They have partnered with the CRA on many redevelopment projects and coordinated on the *Choice Transformation Plan*. CFP will continue to assist with outreach for the Camden Labs site to the Whitman Park community.
- Center for Family Services (CFS): A human services agency providing assistance to youth and families, CFS will assist with outreach efforts, including providing their network of stakeholders' information about the investigation and eventual redevelopment of the site.
- NJ Conservation Foundation: This non-profit works to preserve open space and natural resources. Given their office in Camden, they will assist with community outreach.
- Puerto Rican Utility for Progress (PRUP): A non-profit social service agency, with a special emphasis on the Hispanic population, this organization will assist with community outreach, including providing translation services to Spanish-speaking individuals.
- Rutgers University: With a campus anchored in Camden, Rutgers has been a valuable partner on issues like facilities and security as well as outreach to the community on revitalization projects in the city, such as the Camden Labs site.
- United Neighbors of Whitman Park: This organization represents the residents of Whitman Park. They will provide input on project progress and outreach to residents nearby the site.
- ii. <u>Letters of Commitment</u>: Letters from the organizations above are found in Attachment 4.

4. **PROJECT BENEFITS**

a. Health &/or Welfare & Environment

i. <u>Health &/or Welfare Benefits</u>: Receipt of EPA funding will facilitate the investigation of the Camden Labs site, leading ultimately to its remediation and redevelopment. The removal of contamination and elimination of exposure pathways will have a positive impact on the health of the community, as potential exposures to contaminants will be eliminated, such as those posed by the site's lead and mercury contamination. It is expected that this will lower the documented cancer risk from hazardous air pollutants observed as fugitive dust containing toxic metals will

also be remediated. To ensure that no adverse environmental impact occurs during cleanup activities, the remediation contractor will be required to prepare a Health and Safety Plan.

This project is expected to have a positive benefit on the quality of life of the neighborhood's residents by removing a blight that currently encourages illicit activities, including vandalism, illegal dumping, and drug use. Redevelopment of this large parcel—located adjacent to a park with a playground and ball field—is expected to reduce crime in the area.

The Camden Labs site is a catalyst site. By addressing this site first, it is expected to create a domino effect in the area such that as a critical mass is created, the area becomes less attractive for criminal activity, precipitating a much-needed decrease in the violent crime rates both near the high speed rail station and along Mt. Ephraim Avenue. As it becomes safer to remain outdoors, it is very likely that residents will become healthier, taking advantage of the walkable community around the planned transit-oriented development. In this manner, reductions of high blood pressure, obesity, and overall health discussed above are also expected to occur.

ii. <u>Environmental Benefits</u>: The eventual remediation of the Camden Labs site will address mercury contamination on-site; given the site's proximity to the Cooper River, removing mercury from the environment will protect local fish and wildlife that ingest them. Given that the project is in a densely populated urban area, redevelopment of the site will not contribute to development pressure on undeveloped land in the area and will therefore not destroy any habitat.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

i. <u>Planning, Policies, & Other Tools</u>: As was previously discussed, the HUD-funded *Mt. Ephraim Choice Transformation Plan* sets forth strategies for using the redevelopment of distressed public housing as a catalyst for community transformation. The plan focuses on the transformation of several public and other federally subsidized housing developments as a force for revitalization. Concurrently, the City of Camden Planning Department is developing a *Redevelopment Plan* for a portion of the neighborhood that includes the Camden Labs site. By state law, the creation of any redevelopment plan is formulated by experienced planners with substantive input from city residents, businesses, educational institutions, and other stakeholders with interest in improving the targeted community. The *Redevelopment Plan* will undergo a series of public hearings allowing for additional stakeholder input before being ratified by the local Planning Board and City Council. Three steering committee meetings and three community meetings have already been held for the *Redevelopment Plan*, which is expected to be finalized in early 2015 and will lay the groundwork for zoning and land use considerations for the site.

Further, Camden is a State-designated Smart Growth Center. Redevelopment of the Camden Labs site will therefore take advantage of existing transportation infrastructure and population densities. The site is located a few blocks from the Ferry Avenue PATCO high speed commuter rail station, and there are six New Jersey Transit bus stops within a half-mile of the site.

During redevelopment, the CRA will assist with green building design and facilitate developer access to state and other energy efficiency resources, including NJEDA's SmartStart Buildings program, which provides energy efficiency technical design assistance and incentives for qualifying energy-efficient equipment. The CRA will ensure the site's developer is provided with the 2012 City of Camden Green Infrastructure Design Handbook. This handbook was

developed by EPA's Green Infrastructure Technical Assistance Program and provides guidance on the usage of green infrastructure in redevelopment projects in Camden.

ii. <u>Integrating Equitable Development or Livability Principles</u>: The long-term redevelopment of the Camden Labs site is in line with the livability principles, as it supports the existing Whitman Park/Mt. Ephraim Avenue community in a densely populated urban area. The project will also enhance the characteristics of its community by investing in a healthier and safer neighborhood. Users of the site will also be provided with more transportation choices given the site's proximity to existing bus and high speed commuter rail lines. The vision for redevelopment of the neighborhood is as a mixed use, transit-oriented neighborhood. Redevelopment of this site is likely to be a combination of commercial uses, extending the existing commercial corridor on Mt. Ephraim Avenue and increasing economic competitiveness, and residential development. Such residential development will either be entirely affordable housing, or contain a significant component of affordable housing. Finally, this work leverages the investment HUD has made in the Choice grant targeted in this neighborhood.

c. Economic & Community Benefits (Long-Term Benefits)

- i. <u>Economic or Non-Economic Benefits</u>: Redevelopment of the Camden Labs site will create economic benefits by putting a property not currently generating taxes back on the tax rolls and by creating both temporary jobs during the remediation and development, as well as permanent commercial/retail jobs. The CRA expects that the site will likely be reused for mixed residential/commercial purposes. However, additional reuses considered for the site have included not-for-profit uses such as a church with workforce development, day care, and housing components. Should a not-for-profit use move forward, even without the tax revenue, the site would be a vast improvement and would create jobs and needed services for residents.
- ii. <u>Job Creation Potential</u>: NJDEP was the recipient of a 2011 EPA Environmental Workforce Development and Job Training Grant, targeting residents in Camden. The CRA has worked with NJDEP on this grant by providing lists of contractors in our pre-approved EPA Brownfields Assessment Grant pool to them. In this way, EPA job training grant graduates will be connected to any entry-level job opening opportunities with environmental consulting firms receiving EPA funding. The CRA will continue to provide the environmental consulting firm contacts to the Job Training Program for work to be funded by this grant.

5. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE

a. Programmatic Capability: CRA staff has managed more than 35 brownfields through the state regulatory process and possesses the in-house capacity to oversee the community outreach activities, coordinate with environmental regulators, and interface with developers. These staff members provide the in-house contractor procurement and management of environmental engineering firms. James Harveson, Director of the CRA's Division of Economic Development, has been overseeing brownfield remediation projects in Camden for more than seven years, and he will continue to serve as the Project Manager of the this cleanup grant. Mr. Harveson has nearly 30 years' experience in the areas of urban redevelopment and previously served as the Director of the City of Trenton's Department of Housing and Development, where he was recognized in New Jersey as an innovator in the area of brownfield redevelopment.

To expand their capacity to address the Camden Labs site and increase the number of brownfields being addressed at any given time, the CRA has contracted with an experienced environmental management firm to provide assistance. This firm assists with activities like EPA reporting, preparation of site eligibility requests, and budget oversight. This management structure ensures that turnover at the CRA will not negatively impact the Brownfields Program.

b. Audit Findings: The CRA has never received any adverse audit findings or been required to comply with 'high risk' terms and conditions.

c. Past Performance & Accomplishments

i. <u>Has Received an EPA Brownfield Grant</u>: The CRA has received multiple EPA brownfields grants. In the past few years, we have successfully expended and closed out two assessment grants and two cleanup grants with no funds remaining. The assessment grants afforded investigations of five sites, including three high-cost Remedial Investigations, all with development plans ready to move forward. These outcomes have all been reported in ACRES. For all of its active grants, the CRA has complied with the grant workplan and all terms and conditions and is current on all required reporting submittals, including quarterly reports, MBE/WBE utilization forms, Federal Financial Reports, and ACRES updates. Five of the CRA's most recent EPA brownfields grants include:

Grant & Period of Performance	Funds Remaining	Compliance with Requirements	Accomplishments
Harrison Ave. Landfill	\$200,000	All grant requirements to	These funds just became available as of
Lot 10 Cleanup Grant		date, consisting of the	10/1/14. The CRA has been working with
BF 96281315		cooperative agreement	NJDEP to finalize the remediation
10/1/14-9/30/17		package, have been met.	planning.
Harrison Ave. Landfill	\$200,000	All grant requirements to	These funds just became available as of
Lot 11 Cleanup Grant		date, consisting of the	10/1/14. The CRA has been working with
BF 96281215		cooperative agreement	NJDEP to finalize the remediation
10/1/14-9/30/17		package, have been met.	planning.
Harrison Ave. Landfill	\$200,000	All grant requirements to	These funds just became available as of
Lot 12 Cleanup Grant		date, consisting of the	10/1/14. The CRA has been working with
BF 96281415		cooperative agreement	NJDEP to finalize the remediation
10/1/14-9/30/17		package, have been met.	planning.
Harrison Ave. Landfill	\$105,385	All grant requirements to	Cleanup has been conducted on a portion
Lot 7 Cleanup Grant		date, including all	of the lot. The CRA has been working with
BF 96288014		reporting, have been met.	NJDEP to finalize the remediation
10/1/13-9/30/16			planning on the remainder of the parcel.
Hazardous Substances	\$185,305	All grant requirements to	To date, this grant has funded 1 Phase I
Assessment Grant		date, including all	and existing document review memos for 2
BF 96287814		reporting, have been met.	sites. The CRA is currently prioritizing
10/1/13-9/30/16			additional sites to assess.

- ii. <u>Has Not Received an EPA Brownfields Grant</u>: The CRA has received prior EPA brownfields grants, and thus this section is not applicable.
- iii. <u>Has Never Received Any Federal Assistance</u>: The CRA has received prior federal funding, and thus this section is not applicable.

Assessment Other Factors Checklist

Name of Applicant:

City of Camden Redevelopment Agency, New Jersey Camden Laboratories Site-Specific Assessment Grant

Please identify (with an X) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	Community population is 10,000 or less.	
	Federally recognized Indian tribe.	
	United States territory.	
	Applicant will assist a Tribe or territory.	
	Targeted brownfield sites are impacted by mine-scarred land.	
	Targeted brownfield sites are contaminated with controlled substances.	
	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress.	
X	Project is primarily focusing on Phase II assessments.	8-10
x	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	10-11
	Community experienced manufacturing plant/power plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant/power plant closures due to bankruptcy or economic disruptions.	
	Recent (2008 or later) significant economic disruption (<u>unrelated</u> to a natural disaster or manufacturing/auto plant/power plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is one of the 12 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and	
	the Brownfield activities. Additionally, applicants must attach	
	documentation which demonstrate either designation as one of the 12	
	recipients, or relevant pages from a recipient's IMCP proposal which	
	lists/describes the core partners and implementation strategy parties. A core	
	partner/implementation strategy party is a local partner organization/jurisdiction	
	that will carry out the proposed strategy, as demonstrated in letters of	
	commitment or memoranda of understanding which documents their	
	contributions, roles, and responsibilities to the partnership. EDA may provide to	

	EPA a list of the core partners/implementation strategy parties for each of the 12 "manufacturing community" designees, which EPA would use to verify this other factor.	
x	Applicant will serve an area designated as a federal, state, or local Empowerment Zone or Renewal Community. To be considered, applicant must attach documentation which demonstrates this current designation.	10
	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
	Applicant is a HUD Promise Zone community. To be considered, applicant must attach documentation.	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	



ATTACHMENT 1 THRESHOLD CRITERIA

THRESHOLD CRITERIA

- 1. <u>Applicant Eligibility</u>: The City of Camden Redevelopment Agency (CRA) was created by legislation of the Local Government. It is a quasi-governmental entity that operates as an agent of the Local Government and, as such, is an eligible applicant. Documentation of the CRA's eligibility is found in Attachment 3.
- 2. <u>Letter from the State or Tribal Authority</u>: A letter of support was received from the New Jersey Department of Environmental Protection (NJDEP) and is found in Attachment 2.
- 3. <u>Community Involvement</u>: Community involvement is a vital component of Camden's Brownfields Program. Galvanized around the challenges facing the City, Camden's citizens are organized, vocal, and effective advocates for their interests. With the award of the HUD Choice Planning Grant to the Housing Authority of the City of Camden (HACC), a public accountability and governance structure was established for revitalization efforts in the Mt. Ephraim area. Kicked off in March 2013, the Choice Neighborhood Executive Leadership Council was established as the steering committee for the effort. Supported by six task forces, the Leadership Council contains representatives from the City, the Housing Authority, the CRA, residents, and other organizations, such as the non-profit community development corporations like Cooper's Ferry Partnership, among many others. Stakeholder engagement associated with the development of the *Choice Plan* was extensive and included multiple public meetings and Task Force working group meetings.

A subset of this structure will coordinate community meetings regarding the Camden Labs site. It is envisioned that at least three community meetings will be held during the course of EPA-funded activities to relay the results of the investigation, the plans for remediation, and a charette to plan for the site's redevelopment, respectively. In this way, neighborhood leaders, non-profits, and other organizations will be engaged in the project.

4. <u>Site Eligibility & Property Ownership Eligibility (Site-Specific Proposals Only):</u>

a. Basic Site Information:

Site name: Camden I

Camden Laboratories

Site address: 1667 Davis Street, Camden, New Jersey 08103

Current owner: Camden Laboratories

b. Status & History of Contamination at the Site: The site is contaminated with hazardous substances and was first developed in the early 1920s as the Camden Municipal Hospital for Contagious Diseases. In the 1950s, the facility was transformed into the South Jersey Medical Research Foundation Laboratory, a medical research center. The hospital buildings were subsequently demolished, and the laboratory buildings currently on-site were built between the 1950s and 1980s. The site was purchased by its current owner, Camden Laboratories, in 1989 and then operated the property as medical laboratories until at least 2007. The site has been vacant since 2008. Currently, approximately two-thirds of the parcel is covered by asphalt-paved parking areas and approximately 50,000 square feet of one- and two-story vacant buildings. The structures are in extremely poor condition and subject to vandalism and

illegal dumping. The remaining portions of the site consist of unpaved areas. Because the site is currently in arrears, the CRA is moving forward with a tax lien foreclosure. Environmental investigations and limited remediation activities were conducted at the site between 1989 and 2009. The site is known to still be contaminated with mercury in the soil and chlorinated solvents in groundwater. Per reports reviewed from NJDEP's files, 16 areas of concern have been identified at the site. In 2014, the CRA's EPA Community-Wide Brownfields Assessment Grant was used to conduct a file review and develop a memo regarding the site's status and next steps.

- c. Eligibility for Funding: The site is not currently, nor has it ever been listed or proposed for listing on the National Priorities List; subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; or subject to the jurisdiction, custody, or control of the United States government.
- d. Property-Specific Determination: No property-specific determination is required for this site. The site has previously been approved for EPA Community-Wide Brownfields Assessment Grant-funded activities.
- e. CERCLA §107 Liability: The CRA is not potentially liable for contamination at the site under CERCLA §107 as a current owner or operator at the time of disposal of a hazardous substance, a party that arranged for the treatment or disposal of hazardous substances, or a party that accepted hazardous substances for transport to disposal or treatment facilities at the site. The site has not yet been acquired by the CRA.
- f. Enforcement Actions: The CRA is not aware of any ongoing or anticipated environmental enforcement actions related to the site.

g. Liability & Defenses/Protections Where Applicant Does NOT Own the Site:

- i) The CRA affirms that we did not arrange for the disposal of hazardous substances at the site or transport hazardous substances to the site and that we did not cause or contribute to any releases of hazardous substances at the site.
- ii) The CRA has no relationship with the current owner. Once the property is acquired via tax foreclosure, the CRA's role will be to address the environmental conditions so as to facilitate the site's redevelopment.
- iii) Site access will not pose a problem as the CRA is currently moving forward with tax foreclosure proceedings. Should site access prior to the completion of foreclosure proceedings, the CRA has the ability to use court-ordered access under the authority afforded to the CRA by virtue of the site being included in a designated Redevelopment Area. As such, site access is not an issue.

h. Liability & Defenses/Protection Where Applicant Owns the Site or Will Own the Site During the Performance of the Grant:

i) The site is expected to be acquired by the CRA in 2015 via tax foreclosure from Camden Laboratories. Once acquired, the type of ownership will be fee simple. The CRA has no known familial, contractual, corporate, or financial relationships or affiliations with any prior owner or operator of the site, or any potentially responsible parties.

- ii) No disposal of hazardous substances at the site will have occurred subsequent to acquisition by the CRA. The CRA will not have caused or contributed to any release of hazardous substances at the site, or arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.
- iii) A Phase I equivalent was completed in 2007 for the property owner by Qualified Environmental Professionals from Environmental Resolutions Inc. and in 2008 by CMX, LLC. A Phase II equivalent was completed by CMX in 2009. As the property will be acquired involuntarily, the AAI requirement of an updated environmental report is not applicable.
- iv) The site will have been vacated prior to the CRA taking ownership and will have remained vacant during the entire period of CRA ownership. The CRA has no relationship to any prior users of the site.
- v) The CRA will have exercised appropriate care with respect to the contamination at the site by ensuring the site is fenced. The CRA confirms its commitment to comply with all land-use restrictions and institutional controls; assist and cooperate with those performing the assessment and provide access to the property; comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and provide all legally required notices.
- i. Petroleum Sites: Not applicable, as the Camden Laboratories site is not a petroleum site.



ATTACHMENT 2

LETTER FROM NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECITON



State of New Jersey

CHRIS CHRISTIE Governor

KIM GUADAGNO Lt. Governor DEPARTMENT OF ENVIRONMENTAL PROTECTION
SITE REMEDIATION PROGRAM
OFFICE OF BROWNFIELD REUSE
MAIL CODE 401-05K
P.O. BOX 420
TRENTON, NEW JERSEY 08625-0420
HTTP://WWW.STATÈ.NJ.US/DEP/SRP

BOB MARTIN Commissioner

December 5, 2014

The Honorable Gina McCarthy, Administrator US Environmental Protection Agency 401 M Street SW Washington, DC 20460

RE: Camden Redevelopment Agency USEPA Brownfields Site Assessment Grant Application Camden Laboratories Site, 1667 Davis Street, Camden, NJ]

Dear Administrator McCarthy:

On behalf of the New Jersey Department of Environmental Protection, it is my pleasure to endorse the Camden Redevelopment Agency application to the United States Environmental Protection Agency (USEPA) for a Brownfields Site Assessment Grant to remediate environmental impacts associated with discharges of hazardous substances at the Camden Laboratories Site at 1667 Davis Street in the City of Camden. The New Jersey Department of Environmental Protection acknowledges that the Camden Redevelopment Agency plans to conduct assessment activities at the Camden Laboratories Site.

The Camden Redevelopment Agency has developed an aggressive redevelopment strategy to identify, assess and reuse abandoned brownfield sites. The site identified in the grant application represents a priority brownfield redevelopment opportunity for the City of Camden.

Please accept this letter of support for the Camden Redevelopment Agency Site Assessment Grant application. Please do not hesitate to contact me if I may be of further assistance. I may be telephoned at (609) 984-1790, or, e-mailed at <u>Timothy.Bartle@dep.nj.gov</u>.

Sincerely,

Timothy Bartle, Chief Office of Brownfield Reuse



ATTACHMENT 3 APPLICANT ELIGIBILITY DOCUMENTATION

JJL:rt 8-13-87

ORDINANCE MC-2322 ADOPTED AUGUST 27, 1987

AN ORDINANCE CREATING A CAMDEN REDEVELOPMENT AGENCY

WHEREAS, the City of Camden, by an Ordinance adopted on July 27, 1950, did ordain that the Housing Authority of the City of Camden was authorized to carry out redevelopment projects; and

WHEREAS, such authority was vested in said Housing Authority pursuant to the provisions of Chapter 300 of the Laws of 1949 of the State of New Jersey, codified at $\underline{R.5.}$ 55:14A-31, et seq.: and

NHEREAS, the said Housing Authority, having dutifully fulfilled the obligations and responsibilities vested in it pursuant to the aforementioned Ordinance, but recognizing that the redevelopment activities presently to occur in the City of Camden will require intensive oversight and involvement and further recognizing that its task of providing decent, safe and sanitary housing is placing, and will continue to place, increasing demands on the time and attention of the Housing Authority, having relinquished the redevelopment function vested in it pursuant to the aforementioned Ordinance; and

WHEREAS, in conjunction with such relinquishment the aforesaid Housing Authority, has agreed to allow the City of Camden to assume the redevelopment function, has assigned and given over to the City of Camden or to such agency to which the said City may assign the redevelopment function all of the rights, titles, duties, privileges, responsibilities and powers vested in it as a result of its exercise of the functions vested in it pursuant to the aforementioned Ordinance; and

WHEREAS, there exist in the City of Camden blighted areas or areas which are in the process of becoming blighted; and

WHEREAS, there exist in the City of Camden areas which are undeveloped, underdeveloped and improperly developed; and

WHEREAS, all such areas have been, and will continue to be, harmful to the physical social and economic well-being of the City of Camden; and

WHEREAS, all such areas are deleterious to the health, safety, morals and welfare of the citizens of the State of New Jersey and the City of Camden; and

WHEREAS, the acquisition, clearance, planning, reconstruction and redevelopment of such areas will promote the public health, safety, morals and welfare, stimulate the growth of the City of Camden, preserve existing values and maintain the taxable values of properties and serve to make land in the said City available for development in accordance with approved redevelopment plans; and

WHEREAS, pursuant to the Redevelopment Agencies law found st Chapter 30 of the Laws of 1949 of the State of New Jersey and codified at R.S. 40:55C-1, et seq., and the amendments and supplements thereto, the City of Camden is authorized to establish by ordinance the City of Camden Redevelopment Agency; and

WHEREAS, it is deemed to be in the best interest of the City of Camden that such a Redevelopment Agency be established and organized and that all of the rights, titles, duties, privileges, responsibilities and powers formerly exercised by the Housing Authority of the City of Camden be assigned to and vested in the aforementioned City of Camden Redevelopment Agency: now, therefore

BE IT ORDAINED that:

SECTION 1. There is hereby established the City of Camden Redevelopment Agency, which is a body corporate and politic,

R.S. 40:553-1, ot seq. and the amendments and supplements thereto;

SECTION 2. All of the rights, titles, duties, privileges, responsibilities and powers (including, not by way of limitation, the right to bring suit at law or in equity) of every type, kind, nature and description formerly vested in the Housing Authority of the City of Camden in carrying out redevelopment functions is hereby assigned, given over to and vested in the City of Camden Redevelopment Agency;

SECTION 3. The aforesaid City of Camden Redevelopment Agency shall have all of the rights, privileges and powers accorded to such bodies pursuant to the laws of the United States and the State of New Jersey and the ordinances of the City of Camden to do all things which may now be permitted to be done or which may hereafter be permitted to be done by such bodies; and

SECTION 4. The aforesaid City of Camden Redevalopment Agency shall adopt:

- a. A comprehensive affirmative action program governing the hiring of its employees.
- b. a strong minority set aside program governing redevelopment projects which provide opportunities for participation in these projects by minority and women-owned businesses and developers.
- c. a strong outreach program designed to identify and generate the participation of minority and women owned businesses and developers as both the primary developer and general contractor for redevelopment projects.
- d. a provision in its by-laws designed to assure that the composition of the Board of Directors/Commissioners of the Redevelopment Agency will fairly reflect the City's population.

BE IT FURTHER ORDAINED that the Housing Authority of the City of Camden is henceforth and hereafter indemnified and held harmless against any suit or claim of any kind arising out of any actions of the City of Camden and/or the City of Camden Redevelopment Agency in the fulfillment of the functions and responsibilities formerly vested in the said Housing Authority.

SECTION 5. All provisions of any ordinance adopted which were amended or supplemented shall remain in full force and effect.

SECTION 6. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only. Including any ordinances adopted by a governing body in present form or in its commission form of government.

SECTION 7. This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

EDWIN R. RAICZYK

Dated: August 13, 1987

The above has been reviewed and approved as to form.

Patricia G. Darden

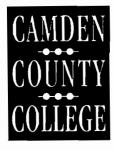
resident procy Counc

MAYOF



ATTACHMENT 4

LETTERS OF COMMITMENT FROM COMMUNITY ORGANIZATIONS



December 9, 2014

Saundra Johnson, Executive Director CRA, City Hall 520 Market Street, Suite 1300 Camden, NJ 08101

Dear Ms. Johnson:

In 2011, the EPA awarded a \$300,000 brownfield job training grant to the NJDEP, which has funded the Camden County College (CCC) Sustainable Brownfield Training Program. This program offers Camden residents an opportunity to learn the skills needed to secure sustainable employment in the environmental field, including a focus on brownfield assessment and cleanup activities. The courses began being offered beginning in January 2012 and continued into 2013. Our employment partners involved in this effort include organizations like the Camden Redevelopment Agency, Salvation Army, and the Camden County Municipal Utilities Authority. Local nonprofit groups like Respond, Inc., Save Our Waterfront, and the Camden City Garden Club assisted with curriculum development and recruitment of city residents.

As I am sure you can imagine, we are always seeking employment opportunities for our graduates and I know the Camden Redevelopment Agency is now applying for additional EPA brownfields investigation and cleanup funding. This is very exciting to us given that any sites that require investigation or cleanup could utilize local hires like our graduates. In addition, long-term remediation and redevelopment in the target neighborhood would foster additional work opportunities and job growth for our students and community.

We will continue to partner with the Redevelopment Agency on these efforts to determine where our graduates may be utilized.

12

Joe Pranzatelli

Sincerely,

Career Center Coordinator / Job Developer

P.O. Box 200, College Drive

Blackwood, NJ 08012 Phone: 856-374-4854

Fax: 85

856-374-4893

P.O. Box 200 College Drive Blackwood, NJ 08012 (856) 227-7200

Blackwood

Campus

Camden City Campus 200 North Broadway Camden, NJ 08102 (856) 338-1817

Regional Emergency Training Center 420 North Woodbury-Turnersville Road Blackwood, NJ 08012 (856) 874-6004

William G. Rohrer Center 1889 Rt. 70 East Cherry Hill, NJ 08003 (856) 874-6000



December 8, 2014

Saundra Johnson Camden Redevelopment Agency City Hall 520 Market Street, Suite 1300 Camden, NJ 08102

Dear Executive Director Johnson:

The Center for Family Services is a nonprofit human services agency based in Camden that serves youth and families in southern New Jersey. We provide a comprehensive continuum of care dedicated to changing the odds for children and families through prevention, intervention, and education. At the Center for Family Services, we work every day to strengthen families and make the world we live in a better place- one child, one family at a time. Each of our more than 50 programs is designed to ensure that people are able to reach their full potential at every stage of life.

In recent years we have seen an increase in the need for services. In order to meet the growing and changing needs of those who live in our community, we have strengthened our current programs, increased our service reach, and launched new initiatives. This has included engaging partners, including the Camden Redevelopment Agency, to support long term community investment.

We are pleased to hear that the Camden Redevelopment Agency is seeking Federal Environmental Protection Agency funding that will afford investigations and clean-ups of vacant contaminated sites. Such locations are not only an eyesore but are also known to encourage illicit activities. Redeveloping these sites into housing, commercial, and waterfront park reuses will offer job opportunities and other advantages for area residents. We stand ready to support the Camden Redevelopment Agency in these efforts, including providing our network of stakeholders with information about the sites that could lead to benefits for local children and older residents alike.

Thank you for your efforts.

Regards,

Richard Stagliano
President/CEO









December 9, 2014

Saundra Johnson, Executive Director Camden Redevelopment Agency City Hall 520 Market Street, 13th Floor Camden, NJ 08101

Dear Sandy,

Cooper's Ferry Partnership (CFP) is a private, non-profit corporation dedicated to creating and carrying out development projects within the City of Camden. We seek to establish public and private partnerships to effect sustainable economic revitalization and promote Camden as a place in which to live, to work, to visit and to invest. We develop long-range plans for the redevelopment of Camden and work with private sector, government, and community partners to make these plans a reality. We have partnered with the CRA on many redevelopment projects, and given the city's industrial heritage, many of these sites have been brownfields.

As you are well aware, thanks to a recent HUD Choice Planning Grant, the CRA, the City, the Camden Housing Authority, and CFP have partnered with scores of residents, business owners, universities, and other stakeholders on the initiative to revitalize the Mt. Ephraim Avenue neighborhood. I am therefore writing this letter in support of the CRA's proposal for an Environmental Protection Agency Brownfields Assessment Grant for the former Camden Labs brownfield site. A full investigation of this property is certainly needed given the site's former uses. At 3.6 acres, the Camden Labs site is surrounded by a predominantly residential area just blocks from the Ferry Avenue PATCO high speed commuter rail station and adjacent Cooper River. Given the site's size and location, it has great redevelopment potential.

CFP fully supports the CRA's efforts. If this funding is awarded, CFP will assist the CRA with outreach to community members about the project. We are also able to provide technical assistance to the CRA throughout remediation as needed. We strongly support this application and commit to supporting the CRA with implementation of the grant.

Anthony J Perno III CEO BAMBOO BROOK 170 LONGVIEW ROAD FAR HILLS, NJ 07931 908-234-1225 908-234-1189 (FAX) info@njconservation.org www.njconservation.org



December 17, 2014

Saundra Johnson Camden Redevelopment Agency City Hall, 520 Market Street, Suite 1300 Camden, NJ 08101

Dear Ms. Johnson.

The New Jersey Conservation Foundation (NJCF) seeks to preserve New Jersey's land and natural resources for the benefit of all. Through acquisition and stewardship, NJCF protects strategic lands, promotes strong land use policies, and forges partnerships to achieve conservation goals. As the NJCF representative with an office in Camden, I am responsible for efforts in land acquisition and conservation in the City of Camden in support of the Camden Greenways initiative. Given the vast number of brownfields in Camden, I encounter brownfields redevelopment projects on a daily basis.

I therefore support the Camden Redevelopment Agency's applications for Environmental Protection Agency Brownfields Grants. NJCF supports these applications because they will lead to:

- Remediation and reuse of the former APM site located within the Cramer Hill neighborhood at the corner of State and River for commercial purposes;
- Further environmental investigation into the state of the former Camden Laboratories site located within a residential neighborhood and adjoining a public park in the Whitman Park community of Camden;
- Remediation of a portion of the former Harrison Avenue Landfill, which will be redeveloped as open space surrounding the new Kroc Center; and
- Cleanup of the former RCA Building 8, which will be redeveloped as the Radio Lofts and allow the building to retain much of its original design including its brick façade, original concrete columns, 12 foot ceilings, and oversized historic windows.

All of these efforts will benefit both the environment and human health local residents, which NJCF of course strongly supports.

In the event these Brownfields Grants are awarded, NJCF will continue to support the Camden Redevelopment Agency's efforts, including by conducting community outreach about the progress of the Brownfields Program in general as well as about the specific projects discussed above.

On behalf of NJCF, I wish you the best of luck with your grant applications.

Olivia Glenn

Singelely,

Regional Manager, South Jersey Metro



818 Broadway . Camden, NJ 08103 (856) 541-1418 fax (856) 541-1476 prup@verizon.net • www.prupnj.org An Affiliate of SER-Jobs for Progress National, Inc.

Angelica Santiago **Executive Director** Miguel Arriaga **Board Chairman**

December 11, 2014

Dear Executive Director Johnson,

On behalf of Puerto Rican Unity for Progress (PRUP), I am pleased to provide this letter of support for Camden Redevelopment Agency's grant applications to the Environmental Protection Agency for brownfields grants.

Puerto Rican Unity for Progress is a Camden-based non-profit organization that focuses on the development of the community with special emphasis on the Hispanic community of Camden City. We promote self-sufficiency through educational and vocational services, computer training, Financial Empowerment, health initiatives and outreach and referrals through our Case Management Program. Our organization seeks to build collaborations with a host of organizations, throughout Camden County. We have developed an array of services through our case management program that identifies employment opportunities with transportation services, legal aid, counseling, and housing and employment referrals for low-income residents.

As an organization in the City of Camden assisting low-income individuals and families daily, we recognize the great need for redevelopment projects in the area. We therefore support the Camden Redevelopment Agency's grant applications to the Environmental Protection Agency for brownfields grants. These grants could fund investigations and cleanups of the sites which would complement other on-going investigations, cleanups and construction in these areas. If awarded, PRUP can assist the CRA with services to local community members, including translation services to Spanish-speaking individuals, regarding the cleanup project.

The brownfields grants are an important tool for Camden in revitalizing the communities and could have a strong positive impact on the city. We therefore strongly support this grant application.

Sincerely,

Angelica Santiago **Executive Director**















Office of the Chancellor Rutgers, The State University of New Jersey 303 Cooper Street Camden, NJ 08102 galnes@camden.rutgers.edu 856-225-6174 Fax: 856-225-6482 http://www.camden.rutgers.edu/

December 17, 2014

Executive Director Saundra Johnson CRA-City Hall 520 Market Street, Suite 1300 Camden, NJ 08101

Dear Executive Director Johnson:

As the southernmost campus of Rutgers, the State University of New Jersey, Rutgers University - Camden offers all the advantages of a major research university combined with the close-knit structure of a small campus. Rutgers has a strong commitment to communities in New Jersey, having provided brownfields outreach and technical assistance state-wide for many years through our National Center for Neighborhood and Brownfields Redevelopment. Rutgers University - Camden is pleased to support the Camden Redevelopment Agency's applications for U.S. EPA Cleanup and Assessment Grants for for the APM, Camden Labs, Harrison Avenue Landfill, and RCA Building 8 sites throughout the city. The overall health of the city is important to Rutgers, and we believe in the good work that the Camden Redevelopment Agency is accomplishing.

As Vice Chancellor for Administration and Finance at Rutgers University - Camden, I often partner with community residents on issues like facilities and security. Through work able to be accomplished with the assistance of these U.S. EPA grants, the Camden Redevelopment Agency will be able to address issues associated with contaminated sites, which positively impacts the state of housing and community development in the city.

The Rutgers University - Camden Strategic Plan provides for a collegiate environment that enhances the quality of life and education at the University and in the City of Camden. One of our initiatives includes strengthening residential life in and around the University by supporting market-rate housing in the Cooper Grant neighborhood. I would like to highlight that the RCA Building 8 project in particular certainly meets our goal of providing more housing in Cooper Grant.

These grants will enable the Camden Redevelopment Agency to move forward on redevelopment and revitalization of local neighborhoods, creating opportunities for those who live, work, and play in the city. We therefore strongly support these grant applications and will gladly provide outreach support about grant activities to students, staff, and community members.

Sincerely

Vice Chancellor for Administration and Finance

Executive Director Saundra Johnson CRA-City Hall 520 Market Street, Suite 1300 Camden, NJ 08101

Dear Ms. Johnson,

I am writing to express the United Neighbors of Whitman Park's commitment to the Camden Redevelopment Agency's U.S. Environmental Protection Agency grant application for environmental investigations Camden Laboratories site.

United Neighbors of Whitman Park is a resident-led organization located in the target neighborhood of Whitman Park. Our goal is to redirect the crime-ridden and impoverished neighborhood and turn the tide on the deadly violence sweeping the city. As such, we are particularly interested in addressing the contaminated properties that we live near, especially the Camden Laboratories site on Davis Street.

Vacant and run down properties, such as the nearby Camden Labs facility, are enticing for illegal activities such as drug use and homicide. Cleaning up these abandoned properties would help revitalize the community and make Whitman Park a safer neighborhood.

Given United Neighbors of Whitman Park's representation of neighborhood residents, we look forward to providing a strong conduit of communication between the Camden Redevelopment Agency and our neighbors to address any concerns, questions, and needs that arise among neighborhood residents during the course of this project.

Regards,

Rev D Rorold Theone

Rev. G Ronald Green Executive Director United Neighbors of Whitman Park 

ATTACHMENT 5

DOCUMENTATION OF LEVERAGED FUNDING & RESOURCES



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

DEC 1 8 2012

Dr. Maria Marquez
Executive Director
Housing Authority of the City of Camden
2021 Watson Street, 2nd Floor
Camden, NJ 08105-1866

SUBJECT: Transmittal of FY2012 Choice Neighborhoods Planning Grant Agreement

Dear Dr. Marquez:

Once again, congratulations on your selection to receive a FY2012 Choice Neighborhoods Planning Grant funding award. Your proposal is one of the best that embodies the goals of the Choice Neighborhoods program and shows your capacity to create a Transformation Plan to transform your selected neighborhood. This letter transmits your FY2012 Choice Neighborhoods Planning Grant Agreement.

The Office of Public Housing Investments (OPHI) and the Office of Multifarnily Housing (Multifarnily) will jointly administer your grant. Your Team Coordinator will be your primary HUD contact person as you implement your Choice Neighborhoods grant and will be available to answer any questions you may have. By now, your Team Coordinator has contacted you. The main OPHI telephone number is (202) 401-8812 and the fax number is (202) 401-2370 (these are not toll-free numbers). OPHI is located at the following address:

U.S. Department of Housing and Urban Development Office of Public Housing Investments 451 Seventh Street SW, Room 4130 Washington, DC 20410

The selection of your organization for a Choice Neighborhoods grant does not necessarily mean endorsement of each detail of the plan proposed in your application. The OPHI and Multifamily staff will be working with you in the coming months to ensure that your Transformation Plan is fully developed, maximally effective, and legally and financially sound.

Grant Agreement

Enclosed is one copy of your FY2012 Choice Neighborhoods Planning Grant Agreement. This document memorializes the agreements made between you and your Co-Applicant(s) (if any), as the Grantees, and HUD, and incorporates all documents relating to the grant, including the FY2012 Notice of Funding Availability (NOFA), your application, and all subsequent documents. Please do the following:

- 1. Obtain a Board Resolution authorizing the Lead Grantee's Executive Director/executive officer to sign all three HUD-1044s, Assistance Award/Amendment.
- 2. The Executive Director/executive officer of the Lead Grantee signs and dates each of the three HUD-1044 forms ("Award Assistance/Amendment") in block 19 of the form. The 1044 serves as the coversheet to the Grant Agreement.

- 3. The Executive Director/executive officer for both the Lead Grantee and any Co-Grantee(s) (if any) must sign the signature page in the Grant Agreement document (see Article XXII). The signatures of the Executive Director/executive officer of the Lead Grantee and the Executive Director/executive officer of any Co-Grantee(s) should be provided on the same signature page (not separate signature pages).
- 4. Return the signed Grant Agreement, including the 1044s, a copy of the Board Resolution, and a copy of the Lead Grantee's and any Co-Grantee's code(s) of conduct to Ms. Leigh van Rij, (202) 402-5788, at the address provided earlier in this letter by no later than **Thursday**, January 31, 2013.

Once the Grant Agreement, copy of the Board Resolution, and copy of the code(s) of conduct are received by HUD, the Assistant Secretary for Public and Indian Housing will sign and date the final signature block on the signature page of the Grant Agreement (Article XXII), which will be the effective date of the Grant Agreement. The original will be kept by the Department and an executed copy will be returned to you to keep in your records and administer accordingly.

Choice Neighborhoods Guidance

Your Choice Neighborhoods Team Coordinator will be your primary source of guidance and information about your Planning Grant. In addition, on the Choice Neighborhoods web site (www.hud.gov/cn) HUD will be posting information about accessing LOCCS and valuable information on mixed finance development, procurement, and other technical areas. I urge you to familiarize yourself with the website and take advantage of the information posted there.

Drawdown of Funds

Once your Grant Agreement has been executed, you may request HUD to approve the release of funds. This will be accomplished through the approval of your Choice Neighborhoods budget. In accordance with the Grant Agreement, eligible costs for reimbursement include those incurred between the written notification of grant award and execution of your Grant Agreement. The official written notification date of your grant award is October 11, 2012, the date of your award letter. While submission of a budget is not required until January 31, 2013, if you would like to draw down funds before that, you may submit your Budget and Program Schedule in advance of that deadline. You must use the Choice Neighborhoods Planning Grants Budget form, Parts I and II (the Budget form). Part II must include a detailed description of the uses of the funds.

Once you have completed your budget, sign and date it and submit it to your Team Coordinator for review. When the budget request is approved, your Team Coordinator will return a signed copy to you for your files and will have the approved funds spread in LOCCS. At that point, they will be available for drawdown.

Authorization in LOCCS

In order to access grant funds, at least two staff members must be authorized for Choice Neighborhoods in LOCCS, HUD's grant payment system. Banking information also must be submitted to HUD. If you are not familiar with LOCCS, please refer to "Grantee Financial Instructions" which is posted on the Choice Neighborhoods website and which provides detailed information about LOCCS access, banking information, and completion of the Choice Neighborhoods voucher.

Expenditure of FY2012 Choice Neighborhoods Funds

FY2012 Choice Neighborhoods grants are subject to the requirements established under 31 U.S.C. § 1552. In accordance with this statute, all FY2012 funds must be expended by September 30, 2019. However, the Planning Grant Agreement term is two years and funds are expected to be fully expended shortly after the end of the Planning Grant term. Any funds that are not expended will be cancelled and recaptured by the Treasury and thereafter will not be available for obligation or expenditure for any purpose. Given the statutory requirement, Grantees are asked to comply with their Program Schedule, developed in accordance with the time periods for implementation established in the Grant Agreement, and as approved by HUD.

Again, congratulations. Applications for this Choice Neighborhoods grant were extremely competitive, and you should be proud of your accomplishment. Please extend my congratulations to your entire team. We look forward to working jointly with you and your partners in carrying out the transformation of severely distressed public and assisted housing, and we thank you for your participation in the Choice Neighborhoods Initiative.

Sincerely,

Dominique Blom

Deputy Assistant Secretary

Office of Public Housing Investments

FY2012 CHOICE NEIGHBORHOODS PLANNING GRANT AWARD INFORMATION



Camden, NJ

Choice Neighborhoods Lead Grantee: Housing Authority of the City

of Camden (HACC)

Target Public Housing Project: Clement T. Branch Village Target Project-based Section 8: J. Allen Nimmo Court

Target Neighborhood: Mt. Ephraim

Choice Neighborhoods Grant Amount: \$300,000

Key Partners:

Wallace Roberts & Todd (Planning Coordinator), The Michaels Organization, Nationwide Housing Management, Grapevine Development (GVD), Interstate Realty Management (IRM), Camden Coalition of Healthcare Providers, NJ Department of Education - Office of the Commissioner, the City of Camden, Camden Redevelopment Authority, Coopers Ferry Partnership, Delaware Regional Planning Commission (DVRPC) and Camden SMART (Stormwater Management and Resource Training).

Project Summary:

The Mt. Ephraim Corridor is a gateway neighborhood for Camden with regional highway and rapid transit access, but the neighborhood has many challenges. In the Mt. Ephraim Corridor, poverty is above 51 percent, vacancy is more than three times the County rate, public schools are underperforming, and childhood obesity is more than twice the national average. The target sites, Clement T. Branch Village and J. Allen Nimmo Court, are statistically the most dangerous areas in Camden. HACC and its team, including residents and other partners, will craft a comprehensive, community-based, measurable neighborhood Transformation Plan that addresses economic redevelopment, energy and cost-efficient housing, transportation, employment, education, and healthy living.

The Choice Neighborhoods Planning Grant will enable the creation of a Transformation Plan that builds on key institutional presence and strategic growth opportunities and that uses the revitalization of housing and mixed-use development as a catalyst for neighborhood rejuvenation. The plan will involve meaningful resident and community engagement and facilitate partnerships in the areas of education and health. The New Jersey Department of Education – Office of the Commissioner will lead the education planning under the legislature's Urban HOPE ACT, working closely with the Mayor's Office, the Board of Education and school principals of successful local models. With support of the Camden Coalition of Healthcare Providers and the successful healthcare delivery model they developed, the planning team will design a neighborhood health and wellness plan that creates a comprehensive approach to wellness and coordinates supportive services for healthier lifestyles. The Choice Neighborhoods Planning Grant will leverage the individual efforts of the planning team's partners, unite several strategies already underway, and provide the needed planning services to coalesce a community vision.

REMIT TO: Brownfield Redevelopment Solutions, Inc. PO Box 2293 Medford Lakes, New Jersey 08055

Camden Redevelopment Agency

Work Assignment:

7

INVOICE:

2084

Date of Invoice:

13-Jun-14

Funding Source:

EPA Hazardous Substance Assessment Fund Grant

Authorizing Resolution:

12-11-13E

Billing Period: 28 April 2014 through 01 June 2014

TIME	Total Hours	Hourly Rate	Subtotal
Principal	3.5	\$120	\$420.00
Staff Environmental Engineer	25	\$112	\$2,800.00
Staff Environmental Planner	23.25	\$89	\$2,069.25

MATERIALS & EXPENSES (ODCs)

Total ODCs:

\$0.00

TOTAL:

\$5,289.25

INVOICE SUMMARY

Previously	Current	Invoiced		Remaining	% Remaining
Invoiced	Invoice	To Date	Budget	Budget	Budget
\$3,445.25	\$5,289.25	\$8,734.50	\$15,000.00	\$6,265.50	42%



BRS
Brownfield Redevelopment Solutions, Inc.



TO:

Members of the Board

FROM:

Maureen Hassett

Secretary

DATE:

January 30, 2014

SUBJECT:

Camden Redevelopment Agency grants:

- 1) Neighborhood & Redevelopment Planning Grant I P15686
- 2) Planning Grant Phase II P16904
- 3) Tire and Battery Remediation P20266
- 4) Mixed Site Acquisition P20265
- 5) Cooper Plaza Acquisitions P20263
- 6) Central Waterfront & Temporary Parking P16137

The Members are asked to approve the amended scopes of work, reallocations of funding and extensions of the subject grants to the Camden Redevelopment Agency (CRA). The Members are also requested to recommend these actions to the New Jersey Economic Development Board ("NJEDA") for authorization.

Background:

Over the years of the Camden Economic Recovery Board (ERB), the CRA has played a vital role in working to redevelop the various neighborhoods and meet the needs of the economic recovery of the City of Camden. During this period ERB has funded a total of 20 CRA managed projects totaling approximately \$35 million. Over time the Members have approved amended scopes of work, reallocations of funds and extension to many of the projects. The above list contains the remaining CRA managed projects. CRA and EDA staff have worked together on the requests presented here analyzing the work yet to be done and the timelines needed to complete the remaining project. The following represents the highlights of each of these projects.

1) Neighborhood and Redevelopment Planning Grant I - P15686

On March 23, 2004 the Members approved a \$641,250 grant to help fund a portion of 7 neighborhood plans and 14 redevelopment plans for the City of Camden. The 7 neighborhood plans to be completed included: Centerville, Fairview, Liberty Park, Morgan Village, Parkside, North Camden and Whitman Park. The 14 redevelopment plans included Bergen Square, Cooper Plaza, Central Waterfront, Downtown Camden, Gateway, Lanning Square, Liberty Park, Marlton, Morgan Village, North Camden, Rosedale, Stockton II, Waterfront South and Whitman Park.

On January 23, 2007, the Members approved a modification to increase the grant amount to \$723,947 to fund an additional redevelopment plan for the Dudley neighborhood, a portion for a Camden Historic Survey and for additional staff time needed to update certain plans. The Members have previously approved several extensions of the term of the grant with the final approved extension being May 19, 2013.

Update:

Even though North Camden continues to be a priority for the City, current planning needs have shifted in support of activities for the City of Camden South Camden neighborhoods, including Whitman Park. ERB funds will be used to leverage a \$30 million implementation grant opportunity issued by HUD in which ERB funds will be allocated for an area in need of redevelopment study and redevelopment plan for Whitman Park. To date, \$490,216 in ERB funds has been disbursed to fund the completion of 11 of the plans. There is a remaining grant balance of \$233,729.

Request:

The Members are asked to approve the extension of the term of the grant retroactively from May 19, 2013 to September 30, 2015. The Members are also asked to approve a reallocation in the amount of \$107,290 of the remaining funds which will be used to fund the North Camden Waterfront Redevelopment Study and Plan, the North Camden Residential Redevelopment and Study Plan and the Whitman Park Study and Plan in order to meet the City's current redevelopment planning needs.

2) Planning Grant Phase II - P16904

On November 22, 2005, the Members approved a \$445,050 planning grant to the CRA to prepare 5 neighborhood plans, a City-wide Housing Production Strategy, a City-wide Industrial Site Inventory, and develop a Project Decision Model.

Update:

Originally, CRA planned to produce five neighborhoods plans for the Gateway, Bergen Square, Central Waterfront, Cooper Plaza, and Marlton neighborhoods at a cost of approximately \$75,000 per plan. Delays in advancing these plans resulted due to changes in administration and from various lawsuits filed related to several previously approved plans.

The City's planning priorities are the preparation of area in need of redevelopment study and redevelopment plan for the Bergen Square and Morgan Village neighborhoods. A redevelopment plan for Bergen Square is significant as this study area borders Cooper/Lanning where redevelopment activity spearheaded in part by the educational and medical institutions will be fast paced over the course of the next two years. Similarly, the Morgan Village study area in South Camden borders Liberty Park, Centerville and Whitman Park and this area will be one of two remaining areas in South Camden that is without a redevelopment plan.

Activities completed under this grant include Redevelopment Legal Plan Review (Cramer Hill Redevelopment Plan), a Citywide Replacement Housing Strategy Report, Industrial Sites Inventory and a Management Contract with the Fels Institute. To date, \$190,000 in ERB funds have been disbursed. There is a remaining available grant balance of \$254,550.

Request:

The Members are asked to approve the extension of the term of the grant retroactively from December 31, 2010 to June 30, 2015. The Members are also asked to approve a modification of the scope of work and the reallocation of \$195, 600 of the remaining funding in the amount of \$254,550 for the preparation of the redevelopment studies plans for Bergen Square (\$100,000) and Morgan Village (\$95,600).

3) Tire and Battery Remediation - P20266

On February 11, 2008, the Members approved a \$700,000 non-recoverable infrastructure grant to the CRA to support the environmental remediation work plan for the former Tire & Battery site located at 1350 Admiral Wilson Boulevard, which is in the Gateway Redevelopment Area of the City of Camden.

Update:

The Project Development Agreement between the CRA, the City of Camden, Camden County and New Jersey Economic Development Authority (EDA) obligated the CRA to acquire and remediate the Site. In addition to the ERB grant, the CRA obtained two New Jersey Hazardous Discharge Site Remediation Fund (HDSRF) grants and three US Environmental Protection (EPA) Brownfield Cleanup Grants to fund the remediation. To date eleven underground storage tanks were emptied and removed, contaminated "hot spots" were excavated and a clean fill cap was constructed. A No Further Action (NFA) for soils was issued by the New Jersey Department of Environmental Protection (DEP) on August 31, 2010.

The CRA has an on-going obligation to monitor the contaminated ground water associated with the site. Recently, CRA entered into a professional services contract in the amount of \$135,000 with Langan Engineering (Langan) to complete the ground water monitoring. It is anticipated that the monitoring will be completed by December 31, 2014. To date, \$224,854 in ERB funds has been disbursed. There is a remaining available grant balance of \$224,854.

Request:

The Members are asked to approve an extension of the term of the grant retroactively from March 31, 2013 to March 31, 2015 to allow for the performance and close-out of these professional services.

4) Mixed Site Acquisition - P20265

In March 2008, the Members approved a \$1,561,975 recoverable infrastructure grant to the Camden Redevelopment Agency ("CRA") to fund the acquisition of 137 vacant lots and buildings within the City of Camden.

On February 22, 2010, the Members approved an extension to the term of the recoverable grant to March 31, 2011 to allow CRA sufficient time to complete the acquisition of vacant properties within the City of Camden.

In 2009, CRA was awarded an \$11.9 MM Neighborhood Stabilization Program 2 (NSP2) Grant from the Housing & Urban Development. CRA began implementation of the NSP2 program in March of 2010; which was subject to an expenditure deadline of February 2013. Cooper Plaza is a designated HUD target area under the NSP2 program. Eligible NSP2

activities included the costs associated with the acquisition, demolition, improvement, and maintenance of vacant tax foreclosure properties land banked for future redevelopment purposes.

Update:

CRA has acquired 48 through Tax Lien Finance Corporation (TLFC) foreclosures. CRA acquired an additional 14 in TLFC foreclosures in Cramer Hill in December 2013. With the use of the federal Neighborhood Stabilization Program 2 (NSP2) grant funds, which it was awarded in 2009, CRA also acquired 69 additional vacant properties in Lanning Square. These activities will total 133 properties acquisitions in Lanning Square. To date, \$852,475 in ERB funds has been disbursed. There is an available grant balance of \$709,500.

Request:

The Members are asked to approve an extension to the term of the recoverable grant retroactively from March 31, 2011 to June 30, 2015 in order to allow sufficient time to complete the entire acquisition project. The Members are also asked to approve a change in the scope of the project, allowing up to \$60,111 to be used for boarding up vacant structures, maintaining vacant lots (clearance of debris and mowing), and demolition of unsafe and blighted structures. Additionally, CRA requests the use of funds to acquire up to 17 City owned and 51 privately owned vacant properties.

5) Cooper Plaza Acquisitions - P20263

On March 28, 2005, the Members approved a \$1,532,950 recoverable infrastructure grant to cover the acquisition of 161 vacant lots and buildings within the Cooper Plaza neighborhood in the City of Camden.

On April 6, 2010, the term of the infrastructure grant was extended to June 30, 2011 through delegated authority.

In 2009, CRA was awarded an \$11.9 MM Neighborhood Stabilization Program 2 (NSP2) Grant from the Housing & Urban Development. CRA began implementation of the NSP2 program in March of 2010; which was subject to an expenditure deadline of February 2013. Cooper Plaza is a designated HUD target area under the NSP2 program. Eligible NSP2 activities included the costs associated with the acquisition, demolition, improvement, and maintenance of vacant tax foreclosure properties land banked for future redevelopment purposes.

Update:

As of December 2013, CRA has acquired 99 TLFC foreclosures in Cooper Plaza. With the use of NSP2 funds, CRA also acquired 22 additional vacant properties in Cooper Plaza. These activities total 121 properties in Cooper Plaza. To date, \$757,606 in ERB funds have been disbursed. There is an available grant balance of \$775,344.

Request:

The Members are asked to approve an extension of the grant retroactively from June 30, 2011 until June 30, 2015 and also approve a change in the scope of the project, allowing up to \$31,447 to be used for boarding up vacant structures, maintenance of vacant lots (clearance of debris and mowing), and demolition of unsafe and blighted structures. Additionally, CRA requests the use of funds to acquire up to 21 City owned and 31 privately owned vacant properties and a grant extension of three years to complete the entire acquisition project.

6) Central Waterfront & Temporary Parking - P16137

On September 20, 2004, ERB approved a \$3,910,500 recoverable grant to fund the construction of temporary parking facilities in the Central Waterfront neighborhood. The scope of the project included the development of 154 properties. The scope also included the relocation of residents, demolition of structures, and the construction/improvement of 1,500 temporary parking spaces to support the parking requirement for waterfront entertainment center activities (Susquehanna Bank Center). ERB approved a modification to the scope on December 21, 2004, defining the boundaries of the project to an 8 block area.

On October 3, 2006, ERB approved an increase in the amount of the recoverable grant from \$3,910,500 to \$5,000,000, supporting an increase in costs for acquisition, relocation, and demolition costs.

On May 12, 2010, the term of the grant was retroactively extended from November 30, 2009 to November 30, 2010 through delegated authority.

On June 19, 2012, the term of the grant was retroactively extended from November 30, 2010 to December 31, 2012 through delegated authority.

Update:

Five properties remain to be acquired within the approved budget and the requested extension period. The structures on these properties were demolished and lot improvements were completed. The estimated budget necessary to complete the acquisition of these five (5) properties is \$376,131.79. To date \$4,916,423 in ERB funds have been disbursed. There is an available grant balance of \$83,577.

Request:

The Members are asked to approve an extension to the term of the \$5,000,000 recoverable grant to the CRA Central Waterfront Parking Project retroactively from November 30, 2010 to June 30, 2015 in order to allow the CRA to acquire five remaining properties and complete the Project.

Disbursement of Funds:

All disbursements of funds for the above presented projects will be subject to the EDA's receipt and satisfactory review of related invoices, contracts for services, fee schedules and reports detailing the scopes of work and related time schedules.

Recommendations:

Staff has reviewed the requests for all the above projects for consistency with the Act and Strategic Revitalization Plan adopted by the Board at its June 20, 2003 meeting the projects

meet the eligibility and statutory requirements and will enhance the overall revitalization of Camden.

Project	Reallocation	Proposed New Use	Grant Ext.	Available Balance
Planning Grant I		\$62,565 - Whitman Park		
P15686	\$107,290	\$44,725 - North Camden	9/30/2015	\$233,729
Planning Grant II		\$100,000 - Bergen Sq.		
P16904	\$195,600	\$95,600 – Morgan Village	6/30/2015	\$254,550
		Allow sufficient time to		
Tire & Battery		complete the ground water		
Remediation		monitoring and close out of		
P20266	N/A	professional services	3/31/2015	\$224,854
		Allow sufficient time to		
		complete project and		
		approve change of scope of		
		work to allow up to \$60,111		
		to be used for boarding up		
		vacant structures,		
Mixed Site		maintaining vacant lots and		
Acquisitions		demolition of unsafe and		
P20265	N/A	blighted buildings	6/30/2015	\$709,500
		Allow sufficient time to		
		complete the project and		
		approve a change in the		
		scope of work to allow up to		
		\$31,447 to be used for		
		boarding up vacant		
		structures, maintenance of		
Cooper Plaza		vacant lot and demolition of		
Acquisitions		unsafe and blighted buildings	< h 2 /2 2 1 -	*****
P20263	N/A		6/30/2015	\$775,334
		Allow sufficient time to		
Central Waterfront	-	complete project by		
Parking Project		acquiring 5 additional		
P16137	N/A	properties	6/30/2015	\$83,577

Maureen Hassett

Prepared by: V. Pepe

HUD > Program Offices > Community Planning and Development > Economic Development > Economic Development Programs > Welcome to the Community

Renewal Initiative > Tour EZ/RC/ECs by State > New Jersey RC/EZ/ECs > Camden Urban Renewal Community

Camden Urban Renewal Community

Want More Information?

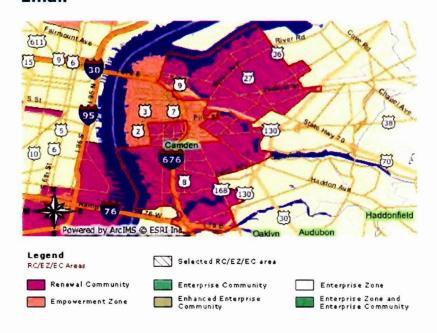
- ' Census Tracts
- ' HUD Metadata for Mapping
- * Application Summary
- ' Annual Reports and Plans
- ' RC/EZ/EC Address Locator
- Camden Renewal Community Website

Contact:

Tyshammie Cooper, Director Camden Renewal Community 800 Cooper Street Bridgeview Building, Suite 202 Camden, NJ 08102

Phone: 856-365-9061 Fax: 856-365-9067

Email



Camden, New Jersey Renewal Community

ID	Renewal Community Name	OLAS#	Population	Sq Miles	Poverty		Low Income Households
51	Camden, NJ	NJ0013	68,888	6	38%	17%	75%

Camden, New Jersey currently shares a Round I Empowerment Zone with Philadelphia, Pennsylvania. The Empowerment Zone will continue operating in conjunction with the neighboring Renewal Community.

Camden's Course of Action is based on the City of Camden Multi-Year Recovery Plan. Their Course of Action chooses the four following strategies:

Reducing Tax Burdens

Camden seeks passage of the "Camden Rehabilitation and Economic Recovery Act," which would provide tax credits for businesses that expand or locate operations within Camden, retain sales tax revenue in the city and provide new homebuyers with an income tax credit.

Improving Local Services

Camden plans to balance the city's operating budget and use various funding sources to extend public services including child-care, counseling, crime prevention, youth services and community development activities in support of low and very low income persons.

Reducing Crime

Camden has had a proven track record in crime reduction with a 44% decrease in the crime index since 1992. This is attributed to community oriented policing and Operation Sunburst. Camden will soon implement Safe Educational Environment Measure, an anti drug program and Weed and Seed.

Reducing Government Requirements

The fourth strategy, Reducing Governmental Requirements, involves the adoption of new master plan and the opening of an Office of Business Development in April 2000.

Soliciting In-Kind Donations

Camden will facilitate the transfer of city owned property to local housing groups, community development corporations or private companies.

Involving Community Partners

- Cooper's Ferry Development Association
- Save Our Waterfront, Inc.
- Center for Family Services, Inc.
- Respond, Inc.
- United Way of Camden County
- YWCA of Camden County and Vicinity

Contact Us





new jersey Highly educated, perfectly located.

About Us/Board Information

Superstorm Sandy Information

Financing & Incentives

- Small-Mid Sized Businesses
- Large Corporations
- Manufacturing Businesses
- . Technology & Life Sciences
- Clean Energy Solutions
- Redevelopment

Urban Redevelopment

Available Assistance

Bond Financing

Contaminated Site Remediation

Economic Redevelopment & Growth (ERG) Program

Fund for Community Development

Hazardous Discharge Site Remediation Fund

Municipal Landfill Closure and Remediation Reimbursement Program

Urban Enterprise Zones (UEZ) Manufacturers Energy Sales Tax Exemption

Municipal Redevelopment

- Not-for-Profit Organizations
- EDA Products

Clean Energy Solutions

Real Estate Development

Small Business Services

Applications

News & Publications State of NJ Business Portal

Financing & Incentive Tool

Incentive Programs - Economic Redevelopment and Growth (ERG) Program



Updated 10/24/2014

The Economic Redevelopment and Growth (ERG) Program is an incentive for developers and businesses to address revenue gaps in development projects, defined as having insufficient revenues to support the project debt service under a standard financing scenario. It can also apply to projects that have a below market development margin or rate of return. The grant is not meant to be a substitute for conventional debt and equity financing, and applicants should generally have their primary debt financing in place before applying. In order for a project to be approved, it needs to undergo a rigorous analysis of the sources and uses of funds, construction costs and projected revenues. All of these metrics are compared to industry standard measures, many of which are available to view in the supporting decuments below. supporting documents below.

IF YOU ARE: A developer with a commercial or residential project located in areas targeted for growth in New Jersey. See Definitions and Mapping Tool links at the bottom of the page for use in determining location eligibility.

Residential Prolects - redevelopment projects that are predominantly residential and include multi-family residential units for purchase or lease, or dormitory units for purchase or lease.

Commercial Projects - redevelopment projects that are predominantly commercial and include retail, office and/or industrial uses for purchase or lease.

Residential Projects — Residential projects that do not generate tax revenues can qualify for tax credits that can be assigned to lenders for project financing. A tax credit of up to 20% of total project cost and a bonus of an additional 10% (for a total of 30%) if the project constructs and reserves at least 10% of the residential units for moderate income housing. (See affordable housing requirement below.)
Please note that aggregate tax credits available to qualified residential projects under ERG are limited to

Commercial Projects - An incentive grant reimbursement of up to 20% of total project cost, with additional grant funding* possible based on project type and/or location in the two categories below. The project is provided the maximum eligible award subject to the requirements, caps and limitations of the program.

*Additional Grant Funding:

EDA will analyze the developer's financing structure to verify a "gap" or financial need. This review may result in essistance of up to 20% of the total eligible costs, and up to 40% if the following criteria are evidenced:

- Up to an additional 20% (i.e., a total maximum of up to 40%) if located in a one of the five Garden State Growth Zones (Atlantic City, Camden, Trenton, Paterson, and Passaic)("GSGZ")
- 2. Up to an additional 10% (i.e., a total maximum of up to 30%) if the project is one or more of project types or located in one or more of the locations listed below. (See the Mapping Tool link at the bottom of this page for assistance in determining whether the project address is located in an eligible area.)
- Located in a <u>distressed municipality</u> which lacks adequate access to one of the following:
 Nutritious food, and will include either a supermarket or grocery store with a minimum of 15,000 square feet of selling pace devoted to the sale of consumable products or a prepared food establishment selling only nutritious ready to serve meals
 Health care and health services and will include a health care and health services center with a
 - minimum of 10,000 square feet of space devoted to the provision of health care and health
- Transit project
- Trains project.

 Located in a highlands development credit receiving area or redevelopment area.

 Disaster recovery project.

- Aviation project
 Tourism destination project Substantial rehabilitation or renovation of an existing structure(s)

PROGRAM LIMITS:

Commercial and Residential Projects

The developer seeking a grant or tax credit through this program is required to have equity participation of at least 20% of the total project cost.

Commercial Projects

- The term of each approved state redevelopment incentive grant agreement may extend for up to
- The annual percentage amount of reimbursement shall not exceed an average of 75% of the annual incremental state revenues, and an everage of 85% of the project's annual increment revenues in a GSGZ.

Residential Projects

- If receiving tax credits, the term of each approved state redevelopment incentive grant agreement will be up to 10 years.

 If receiving tax credits, the Minimum Total Project Cost of at least:

 \$17.500,000, if the project is located in a municipality with a population greater than 200,000 according to the latest federal decennial census (Two cities qualify under the latest federal

Success Stories

Lotito Foods This Paterson-based food manufacturer received over \$1.5 million in financing to purchase its facility and hire approximately 20 new employees to support the company's growth. read more

The EDA issues conduit tax-exempt private activity bonds, the proceeds of which are used to provide low-interest, fixed-asset financing. Borrowers must meet the eliphility requirements outlined in the Internal Revenue Code (IRC) in order to qualify. Taxable bonds are also available for a wide variety of businesses. Taxable bonds offer similar flexibility in structuring rates and terms but are not subject to the restrictions placed on tax-exempt financing under the IRC. <u>Click here</u> for more information.

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- decennial census data, from 2010 Newark and Jersey City.)
- \$10,000,000 if the project is a disester recovery project or located in a municipopulation less than 200,000 according to the latest federal decennial census
 \$5,000,000 if the project is in a GSGZ ated in a municipality with a
- Grant Limits no grant amount can exceed the following limits:
 - \$40,000,000 per project if located in:
 Deep Poverty Pocket
 Distressed Municipality
 - \$20,000,000 per project if located in an ERG incentive area, and outside a Deep Poverty Pocket and Distressed Municipality
- Residential projects are not subject to a net benefit analysis.

PROGRAM REQUIREMENTS:

Commercial and Residential Projects

- The redevelopment project must be located in a qualifying economic and redevelopment and grant incentive area (See Definitions link below).

 The developer must not have commenced any construction at the site of a proposed
- redevelopment project prior to submitting an application, except that if the EDA determines that the project would not be completed otherwise, or in the event the project is to be undertaken in phases, a developer may apply for phases for which construction has not yet commenced, subject to N.J.A.C. 19:31–4.5(a).

 A project financing gap must exist. ERG is an incentive for real estate development projects that
- A project infancing gap must exist. Ento is an incentive for real estate development projects that have a financing gap, defined es having insufficient revenues to support the project debt service under a standard financing scenario. It can also apply to projects that have a below market development margin or rate of return. The grant is not meant to be a substitute for conventional debt and equity financing, and applicants should generally have their primary debt financing in place before applying. In order for a project to be approved, it needs to undergo a rigorous analysis of
- before applying. In order for a project to be approved, it needs to undergo a rigorous analysis of the sources and uses of funds, construction costs and projected revenues. All of these metrics are compared to industry standard measures.

 All projects must meet Green Building Requirements. For guidance on these program requirements, please http://cremmanual.rutors.edu/. For questions regarding these requirements, please contact your EDA Business Development Officer.

 Any construction contracts associated with the project must use prevailing wage labor rates and meet affirmation contracts requirements.
- et affirmative action requirements.

The developer must submit satisfactory evidence of actual project costs, as certified by a certified public accountant and evidence of a permanent certificate of occupancy, or such other event evidencing project completion as set forth in the incentive agreement, prior to the first disbursement of funds under the agreement.

Commercial Projects

- All commercial projects are subject to a comprehensive net benefit analysis to verify that the
 revenues the State receives will be greater than the incentive being provided and an Internal Rate
 of Return (IRR) Hurdle Rate model to determine a funding gap. The Net Benefits analysis,
 developed by the EDA utilizes employment statistics from current Regional Input-Output Modeling
 System II (RIMS II) data from the US Bureau Economic Analysis.
- Pursuant to a net benefit analysis, for a state grant, the overall public assistance provided to the project will result in net benefits to the state.
 There are no minimum Total Project Cost requirements under the commercial component of the

Residential Projects

For any project consisting of newly-constructed residential units, the developer shall be required, pursuant to P.L. 2008, c. 46 (N.J.S.A. 52:27D-329.9) to reserve at least 20% of the residential units constructed for occupancy by low or moderate income households, as those terms are defined in section 4 of P.L. 1985, c. 222 (N.J.S.A. 52:27D-304), with affordability controls as required under the rules of the Council on Affordable Housing, unless the municipality in which the property is located has received substantive certification from the council and such a reservation is not incation has received subsequive contribute in contrain the countribute source are servation is not required under the approved affordable housing plan, or the municipality has been given a judgment of repose or a judgment of compliance by the court, and such a reservation is not required under the approved affordable housing plan.

APPLICATION PROCESS:

All Applicants are required to submit an application via EDA's online application located at www.nieda.com/OnkineApplication. Applicants may apply to the EDA for a state incentive grant, and to the municipality for a local incentive grant. Please note, prior to starting the online application, all applicants must consult with an EDA Business Development Officer.

Applicants that submit an application to the EDA for a state incentive grant shall indicate on the application whether it is also applying for a local incentive grant. The EDA shall forward a copy of the application to the municipality wherein the redevelopment project is to be located for approval by a municipal ordinance. Applicants that submit an application for a local incentive grant shall indicate on the application whether it is also applying for a state incentive grant.

ERG applications for residential projects must be submitted no later than June 30, 2015.

ERG applications for commercial projects must be submitted no later than June 30, 2019.

For residential projects, project must be completed with certificate of occupancy issued by July 28, 2015.

FEES":

- Application fee: \$5,000, whether applying for a State or local incentive grant, which includes costs for application review and fiscal impact and financing gap review
 Full amount of direct costs of any analysis by a third party retained by the EDA Approval fee: 0.5% due before EDA Board Approval, for commercial projects not to exceed \$500,000, for residential projects not to exceed \$500,000. The fee shall be refunded if the Authority does not approve the incentive grant or tax credit. Issuance fee: 0.5%, for residential projects receiving tax credits not to exceed \$300,000 and due at the receipt of tax credit certificate and; for all others (including commercial projects) not to exceed \$500,000 and due at the execution of the incentive agreement
 Servicing Fee: only for residential projects receiving tax credits. \$2.500, due with the annual report
- Servicing Fee: only for residential projects receiving tax credits, \$2,500, due with the annual report Tax Credit Transfer or ERG assignment fee: \$2,500 Modification fee: \$5,000 (minor); \$25,000 (major) Extension Fee: \$1,000 (delegated, first 6 months); \$2,500 (Board action, second 6 months)

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** All fees are non-refundable unless otherwise noted

Applicants are also responsible for the New Jersey Division of Taxatton Tax Clearance Certificate Application Processing Fee of \$75 for standard processing and \$200 for expedited processing (response within 3 business days).

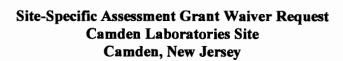
- Definitions
- Distressed Municipality List
- Market Rates of Return Matrix
- Mapping tool
- Transit Project Bus Terminal List

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ATTACHMENT 6 JUSTIFICATION FOR REQUESTED WAIVER



Description of Site

The 3.6-acre Camden Laboratories (Camden Labs) site is located at 1667 Davis Street in the Whitman Park/Mt. Ephraim Avenue neighborhood of Camden. The known contaminated site shares an entire city block with Whitman Park, which includes a playground and ball field immediately south of the site. The surrounding area is predominantly residential with areas of industrial and commercial development to the east along Haddon Avenue and to the west along Mt. Ephraim Avenue. The site's history dates back to the early 1920s when it was developed as a hospital. The site was then used for a variety of industrial and commercial purposes and was last used until at least 2007 as a medical laboratory. The site has been vacant since 2008. Environmental investigations and limited environmental remediation activities were conducted at the site between 1989 and 2009. The site is known to still be contaminated, including mercury contamination in the soil and groundwater contaminated with chlorinated solvents.

Why Assessment Costs Exceed Funding Limit

Much has been accomplished at the site to date, to include some assessment work and even remediation of portions the site. However, much more investigation is necessary. A complete Remedial Investigation of the site is necessary but cannot be performed until the site's approximately 50,000-square foot vacant compound of institutional buildings are demolished. Demolition of the buildings is necessary in order to access the soil underneath to complete the investigation. Cost estimates obtained for the demolition, the remaining investigation (including a complete groundwater investigation), and getting to the point of a Remedial Action Workplan to prepare for remediation of the greatly exceed \$200,000.

Specific Information Regarding the Circumstances

Given the large size of the site and its usage history, site contamination identified to date is extensive and cannot be easily addressed with available CRA resources. Camden is the most distressed city in New Jersey. According to information published by the state's Multi-Year Recovery Plan for Camden, Camden's tax ratable base is the smallest on a per capita basis in all of New Jersey, at approximately one-half that of other cities and one-quarter of Camden County. Further, the CRA is not directly funded by tax revenues and is without the required budget for the environmental work needed to investigation and remediate heavily contaminated sites. As addressing brownfields is integral to any city redevelopment effort, this further limits the ability of the CRA to address the problems of blight and poverty and to create jobs in the community. Given the fiscal state of the city and competing needs for basic services, the CRA is unable to address these brownfields without outside assistance and relies on federal and state funding sources to investigate and remediate the sites. Without outside assistance in the form of an EPA Site-Specific Assessment Grant, the CRA will be unable to fund the investigation necessary in order to effectuate the site's redevelopment.